



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

2 December 21, 2021

CELIA ZAVALA
EXECUTIVE OFFICER

December 21, 2021

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**PUBLIC HEARING ON THE GREEN ZONES PROGRAM
PROJECT NO. 2018-003209-(1-5)
ADVANCE PLANNING CASE NO. RPPL2018004908
GENERAL PLAN AMENDMENT NO. RPPL2020002900
ENVIRONMENTAL PLAN NO. RPPL2020002788
ZONE CHANGE NO. RPPL2021012002
PROJECT LOCATION: COUNTYWIDE
(ALL SUPERVISORIAL DISTRICTS, 1-5) (3-VOTES)**

SUBJECT

The recommended actions are to certify and approve the Final Environmental Impact Report (FEIR) and Green Zones Program (Project), which amends Title 22 (Planning and Zoning) of the Los Angeles County Code (County Code) and the Los Angeles County General Plan (General Plan) to improve the public health and quality of life of residents in unincorporated communities that have been disproportionately and historically impacted by environmental effects.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Certify that the FEIR and Findings of Fact and Statement of Overriding Considerations (Environmental Assessment No. RPPL2020002788) (Attachments 7 and 8), have been completed in compliance with the California Environmental Quality Act (CEQA) and reflects the independent judgment and analysis of the County of Los Angeles (County); find that the Board of Supervisors (Board) has reviewed and considered the information contained in the FEIR prior to approving the Project, and approve the FEIR, with the recommended revisions for clarity;
2. Indicate its intent to approve the Project (Advance Planning Case No. RPPL2018004908, Plan

Amendment Case No. RPPL2020002900, and Zone Change Case No. RPPL202102002), as recommended by the Regional Planning Commission (RPC), and with modifications as proposed by the Department of Regional Planning staff (Staff);

3. Find that the Project is consistent with the goals, policies, and principles of the General Plan; in the interest of public health, safety, and general welfare and in conformity with good zoning practice and consistent with other provisions of the Title 22 Zoning Code; and

4. Instruct County Counsel to prepare the necessary final documents for the Project and bring them back to the Board for their consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On September 22, 2021, the RPC held a public hearing and voted unanimously to recommend approval of the Project. The RPC public hearing proceedings are included as Attachment 9.

Project Background

In December 2015, the Board initiated the Project to address environmental justice in the unincorporated areas of Los Angeles County (See Attachment 12 – Green Zones Board Motion 2015). Since 2016, the Department of Regional Planning (Department) has worked with various stakeholders and agencies at the local, regional, and statewide level to develop the program framework, which consists of developing the Environmental Justice Screening Method (EJSM) GIS mapping tool, extensive stakeholder engagement and community collaboration, Zoning Code and General Plan amendments, and research on potential funding incentives for small businesses. Pursuant to County Code Section 22.244.020, the Project responds to this Board directive.

Utilizing the EJSM, the Department identified the following unincorporated communities as being historically and disproportionately burdened by polluting sources: Avocado Heights; East Los Angeles; East Rancho Dominguez; Florence-Firestone; South San Jose Hills; Walnut Park; West Athens–Westmont; West Carson; West Rancho Dominguez–Victoria; West Whittier–Los Nietos; and Willowbrook. The Green Zones Ordinance (Ordinance) designates these 11 communities as Green Zone Districts and provides additional permitting requirements and development standards to address land use incompatibilities in these communities. This includes specific standards for new gas stations and drive-through establishments, in response to a recent Board Motion and the development of Interim Ordinance No. 2021-0031U Extension (Attachment 13). By incorporating the provisions of the Interim Urgency Ordinance, which was adopted by the Board on June 22, 2021, and extended on July 27, 2021, the Ordinance makes these standards permanent.

In addition, the Ordinance also establishes Countywide policies affecting new sensitive uses established adjacent to industrial uses and new recycling and waste management uses. All major components of the Project are outlined in detail below.

Key Components of the Project

The Project includes the following key components:

1) Green Zone Districts: The Ordinance will establish 11 unincorporated communities as Green Zone Districts. In these districts, zoning regulations will prohibit certain heavy industrial land uses and implement new permitting requirements and development standards for certain industrial, recycling

and solid waste, and vehicle-related uses on properties that are within a 500-foot radius of existing sensitive uses. See Attachment 6 (Maps of Green Zone Districts Communities and Proposed Zone Changes). The new development standards and permitting processes will be retroactive to applicable properties and apply to future developments in the Green Zone Districts. The Ordinance requires a Conditional Use Permit (CUP) and new development standards for certain land uses, including the use of alternative fencing materials; solid wall screening where certain facilities are not enclosed; expanded landscaping buffers between incompatible uses; required paving; lighting; signage; maintenance and operations standards; building height restrictions and screening; storage enclosures; access and vehicle circulation standards; and open space standards. The Ordinance applies a Schedule for Compliance for nonconforming uses to come into compliance within three, five, or seven years of adoption of the Ordinance (based on the type of improvements and permit required, and distance to the nearest sensitive use), or at the time of expiration of an existing CUP.

2) CUP Requirement for New Gas Stations and Drive-Through Establishments in Green Zone Districts: The Ordinance includes a new CUP requirement and development standards for new gas (automobile service) stations and drive-through establishments in Green Zone Districts. It also defines "Drive-Through Establishments" countywide. The new development standards address site design and maintenance, buffering techniques and setbacks, wall and trash bin enclosure requirements, and hours of operation.

3) New Sensitive Uses: The Ordinance defines "Sensitive Use" countywide. New sensitive uses that locate adjacent to or adjoining existing, legally-established industrial, recycling or solid waste, or vehicle-related uses are subject to development standards, including landscaped buffers, walls, air filtration, and the placement of windows, balconies, and doors away from the neighboring high-impact use(s).

4) Recycling and Waste Management Facilities: The Ordinance establishes new definitions for organic waste and recycling, new permitting processes, and development standards for recycling and solid waste uses countywide. This includes a recategorization of auto dismantling, scrap metal yards, and junk and salvage yards to recycling collection and processing facilities. The Ordinance also establishes organic waste uses in the Zoning Code. A CUP will be required for most primary uses, with some allowance of accessory organic waste processing, such as composting on-site waste up to a maximum tonnage. New development standards will address materials accepted at facilities, building height requirements, storage of materials, walls and fencing, landscaping, facility enclosure, vehicle circulation, paving, signage, lighting, and maintenance.

The Ordinance also requires recycling and solid waste storage enclosures with standards for placement, access, signage, lighting, and maintenance to store, collect, and load waste, recyclable materials, and organic materials generated by all new multifamily development of four or more units, new commercial, and new industrial uses, or expansion of such uses by more than 50% of the existing building area.

5) Text Amendments to the General Plan, Zone Changes, and General Plan Land Use Policy Map Amendments: The General Plan amendments ensure consistency with the proposed revisions to the Zoning Code. The text amendments to the General Plan consist of changes to policies, and the addition of new policies to Chapter 3 Guiding Principles; Chapter 6 Land Use Element; Chapter 14 Economic Development Element; and Appendix C Land Use Element Resources. See Attachment 5 (General Plan Amendments),

In addition, the Project includes the rezoning of 27 parcels adjacent to residential uses from Heavy Manufacturing (M-2) to Light Manufacturing (M-1), changing the land-use designation of 14 of those

parcels from Heavy Industrial (IH) to Light Industrial (IL) for zoning and land use consistency.

A brief Project Summary is included as Attachment 1. Also see Attachment 4 (Draft Zone Change Ordinance) and Attachment 6 (Green Zone Districts Communities and Proposed Zone Changes).

Staff has prepared an implementation guide as a resource to planners and the public with information regarding the compliance schedule, monitoring, and reporting. This document will be revised regularly as program implementation progresses over time. The current versions of the Green Zones Implementation Guide is included as Attachment 14.

State law compliance

An important goal of the Project is to update the Zoning Code with definitions of new kinds of Recycling and Waste Management land uses, permitting requirements, and regulations in alignment with State laws, including the California Global Warming Solutions Act of 2006 (Assembly Bill 32 and Senate Bill 35), to reduce greenhouse gas emissions and the Short-Lived Climate Pollutants: Organic Waste Methane Emissions Reductions of 2016 (Senate Bill 1383) to reduce emissions and divert waste from landfills.

Implementation of Strategic Plan Goals

The proposed Project supports the County's Strategic Plan Goal II to "Foster Vibrant and Resilient Communities."

Specifically, Policy II.2.3 of this goal aims to "strengthen the County's capacity to effectively prevent, prepare for and respond to emergent environmental and natural hazards and reduce impacts to disproportionately affected communities." The Project develops targeted land use strategies to improve the public health and quality of life of residents in vulnerable communities that have been disproportionately and historically impacted by environmental effects.

Furthermore, Policy II.3.4 aims to "Increase landfill diversion and recycling programs and infrastructure and inspire the community to reduce, reuse and recycle waste materials." With its countywide policies and ordinance component with respect to recycling and waste management, the Project will enhance current permitting requirements to reduce emissions and divert waste from landfills, also bringing County policies into compliance with State laws and regulations.

FISCAL IMPACT/FINANCING

Adoption of the Project will not result in any significant new costs to the Department or other County departments and agencies.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to Section 22.244.040 of the County Code, the Project is consistent with and supportive of the goals, policies, and principles of the General Plan. Specifically, it supports General Plan goals to address environmental justice through land use policies and new regulations, and to improve waste management and diversion from landfills, thereby, reducing pollution and greenhouse gas emissions through the identification and permitting of new organic waste and recycling uses.

The General Plan, Chapter 3 Guiding Principles, defines environmental justice as "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,” and states the following:

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

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

In addition, the Project adds the following text to the General Plan Guiding Principles:

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 Project 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.

Additional text amendments to the General Plan are described in the General Plan Amendments with Green Zones Program (Attachment 5).

In addition to the public hearing conducted by the RPC on September 22, 2021, a public hearing before the Board is required pursuant to Section 22.232.040.B.1 of the County Code. Required notice (Attachment 11) has been given pursuant to the procedures and requirements set forth in Sections 22.222.180 and 22.244.030 of the County Code.

Finally, pursuant to Section 22.244.040 of the County Code, approval of this plan amendment, including the revised General Plan policies, the land use and zoning changes, and the Ordinance will meet the following findings:

- 1) This plan amendment is consistent with the principles of the General Plan;
- 2) Approval of the amendment will be in the interest of public health, safety, and general welfare and in conformity with good zoning practice; and
- 3) This amendment is consistent with other provisions of the Title 22 Zoning Code.

ENVIRONMENTAL DOCUMENTATION

A Programmatic Environmental Impact Report (PEIR) was prepared in compliance with CEQA and County environmental guidelines to assess the environmental impact of the Green Zones Program. In addition, a Health Impact Assessment (HIA) was prepared as a supplemental document to the PEIR to assess the potential effects of the project on the health of the communities impacted. An HIA generally provides recommendations on monitoring and managing those potential effects. A case study review was conducted to assess potential impacts from construction and operation as a result of the required new development standards. The HIA determined that health risks and impacts of the

Project would be less than the CEQA significance thresholds.

The PEIR determined that the project would result 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, requiring a Statement of Overriding Considerations.

The Project has environmental, economic, and social benefits that outweigh the short-term but unavoidable adverse environmental impacts on ambient noise level and ground-borne vibration, as well as impacts from 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 project; for by-right development, or activities that are subject to ministerial review or statutorily exempt from CEQA. Implementation of the Project supports attainment of State and regional goals related to environmental health, social equity, and environmental justice.

The PEIR concludes that the Project will not result in a physical change to the environment and no additional mitigations will be required. All significant effects on the environment due to approval of the Project have been eliminated or substantially lessened where feasible; there are no feasible project alternatives that would mitigate or substantially lessen the impacts; and any remaining significant effects on the environment found to be unavoidable are acceptable due to the factors described in the Statement of Overriding Considerations.

The FEIR and Findings of Fact and Statement of Overriding Considerations are included as Attachments 7 and 8.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project will not significantly impact County services.

CONCLUSION

Should you have any questions, please contact Erica Gutierrez, Senior Regional Planner, in the General Plan/Transit-Oriented Communities Section at (213) 974-6316, or egutierrez@planning.lacounty.gov.

The Honorable Board of Supervisors

12/21/2021

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy J. Bodek". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Amy J. Bodek, AICP

Director

AJB:CC:PLH:TF:EG

c: Executive Office, Board of Supervisors
County Counsel
Chief Executive Office
Public Works
Public Health
Fire Department

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

PROJECT SUMMARY

PROJECT DESCRIPTION: Green Zones Program: Proposed amendments to the Los Angeles County Code (Title 22) and the General Plan to improve the public health and quality of life of residents in vulnerable communities in the unincorporated areas of Los Angeles County that have been disproportionately and historically impacted by environmental effects.

REQUEST: Approval and adoption of the Green Zones Program and certification of the Final Programmatic Environmental Impact Report and CEQA Findings of Fact and Statement of Overriding Considerations

LOCATION: Countywide (unincorporated areas)

STAFF CONTACTS: Ms. Erica Gutierrez at (213) 974-6316

RPC HEARING DATE(S): September 22, 2021

RPC RECOMMENDATION: Approval and recommendation to the Board to consider approval of the Green Zones Program

MEMBERS VOTING AYE: Commissioners Shell, Duarte-White, Louie, Moon and Modugno

MEMBERS VOTING NAY: None

MEMBERS ABSENT: None

MEMBERS ABSTAINING: None

KEY ISSUES: The Ordinance amends Title 22 (Planning and Zoning) of the County Code to: 1) establish 11 Green Zone Districts identified in Title 22 of the County Code, where certain industrial land uses are prohibited within 500 feet of a sensitive use, certain industrial uses require a Conditional Use Permit ("CUP") with discretionary review, be subject to additional findings and development standards when located within 500 feet of a sensitive use; 2) establish a Sensitive Use chapter in Title 22 of the

County Code with specific development standards required when a new sensitive use is located adjacent to or adjoining an existing, legally-established industrial, recycling or solid waste, or vehicle-related use; 3) establish new recycling and waste management uses defined in Title 22 of the County Code with associated chapters and sections regulating the location, permitting, development standards, and additional required findings for establishing such uses; 4) establish requirements for storage enclosures for recycling and solid waste associated with any non-residential use or any residential use with four or more units; 5) establish a CUP requirement for new gas stations and drive-through establishments, and also define drive-through establishments; and 6) add new land uses, re-defining/re-categorizing specific industrial, recycling, and waste management land uses for consistency in Title 22 of the County Code.

The Green Zones Program also includes language to the General Plan goals and policies to support environmental justice goals and the overall Green Zones Program.

MAJOR POINTS FOR:

Several community members expressed support for the Green Zones Program. However, most stated that the Ordinance should be even stronger with expanded buffers from industrial uses, more green and open space, and the additional prohibition of industrial uses. Community members and representatives cited known bad operators.

MAJOR POINTS AGAINST:

Members of the business community have generally expressed concerns about new permitting requirements, as well as about unclear performance and development standards, including zero-emissions targets, and enclosure requirements for recycling and scrap metal processing facilities.

ORDINANCE NO. DRAFT _____

An ordinance amending the Los Angeles County Code, Title 22 – Planning and Zoning, to promote environmental justice by providing zoning requirements for industrial uses, vehicle-related uses, and recycling and solid waste uses that may disproportionately affect the health of residents living in communities surrounding these land uses. Amendments to Title 22 also address industry changes and broader regulation in recycling and solid waste uses to support waste diversion and promote recycling and organic waste management.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.14.010 in Division 2 is hereby amended to read as follows:

22.14.010 A.

...

~~Automobile dismantling yard. Any premises used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the California Vehicle Code, including the buying, selling or dealing in such vehicles or vehicle parts or component materials. It also includes the storage, sale, or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop. See recycling processing facility.~~

...

SECTION 2. Section 22.14.030 in Division 2 is hereby amended to read as follows:

22.14.030 C.

...

Community garden. A garden for multiple users established on a single or multiple plots of land for the cultivation of fruits, vegetables, plants, flowers, and/or herbs for the collective benefit of its users. All accessory storage structures for materials and equipment for the community garden shall be completely enclosed, and shall be located no less than six feet from any habitable structure. The sale of products on-site at a community garden is prohibited, unless otherwise specifically permitted in the zone.

Compressed natural gas (CNG). A fuel produced by compressing natural gas to less than 1% of its volume at standard atmospheric pressure.

Compressed natural gas (CNG) fueling station. A vehicle service station that dispenses compressed natural gas.

...

SECTION 3. Section 22.14.040 in Division 2 is hereby amended to read as follows:

22.14.040 D.

...

Dripline. A vertical line extending from the outermost portion of a tree canopy to the ground.

“Drive-through establishments,” “drive-through facilities,” and “drive-through services” shall mean a retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines, banks, pharmacies, and food service establishments.

...

SECTION 4. Section 22.14.060 in Division 2 is hereby amended to read as follows:

22.14.060 F.

...

Farmworker housing complex. Farmworker housing other than a farmworker dwelling unit that:

...

2. Contains a maximum of 12 residential units, occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters.

Fertilizer manufacture. The process of producing, selling, or distributing any fertilizing material including commercial fertilizer, agricultural mineral, auxiliary soil and plant substance, organic input material, or packaged soil amendment as defined by Article 2, Section 14533 of the California Department of Food and Agricultural Code.

...

SECTION 5. Section 22.14.070 in Division 2 is hereby amended to read as follows:

22.14.070 G.

Gas manufacture. The process of extracting natural gas, producing biogas, or producing a combustible gaseous mixture (as carbureted water gas or producer gas) made from coal, coke, or petroleum products for use as fuel, illuminant, or raw materials for synthesis.

General Plan. The General Plan of the County of Los Angeles, including all adopted elements and area, community, neighborhood, specific, and local coastal plans.

...

SECTION 6. Section 22.14.100 in Division 2 is hereby amended to read as follows:

22.14.100 J.

...

Junk and salvage. Any old, secondhand, or scrap ferrous and nonferrous metals, paper and paper products (including roofing and tar paper), cloth and clothing, wood and wood products, manufactured rubber products, rope, manufactured plastic products, paint, manufactured clay and porcelain products, furniture including mattresses, trash, and similar materials, trash, and similar materials, and shall include dismantled machinery, equipment, and parts. This term includes the bailing of

cardboard boxes, paper, and paper cartons. Junk and salvage shall be regulated under "Recycling processing facilities."

~~Junk and salvage yard. Any premises, establishment or place of business which is maintained, operated, or used for storing, keeping, buying, selling, or dismantling of junk and salvage.~~

SECTION 7. Section 22.14.120 in Division 2 is hereby amended to read as follows:

22.14.120 L.

...

~~Land reclamation project. A project established to restore~~Activities associated with restoring otherwise unsuitable land to useful purposes through the use of fill materials such as ~~rubbish, waste, soil, or other unwanted materials.~~—This term includes "dump" or "waste disposal facility."

...

SECTION 8. Section 22.14.150 in Division 2 is hereby amended to read as follows:

22.14.150 O.

...

Ordinance. An ordinance of the County of Los Angeles.

Organic waste recycling facility. A facility that receives, sorts and processes solid wastes containing material originated from living organisms and their metabolic waste products, including but not limited to food, green material, landscape and pruning

waste, organic textiles and carpets, lumber, wood waste, paper products, printing and writing paper, manure, biosolids, digestate, and sludges, as defined in California Code of Regulations Section 18982, including the following:

Anaerobic digestion facility. An in-vessel facility that uses the controlled biological decomposition of organic material in the absence of oxygen or in an oxygen-starved environment to produce biogas and a residual digestate as defined in California Code of Regulations Section 17896.2.

Combustion biomass conversion facility. A facility that produces heat, fuels, or electricity by the controlled combustion of the following materials that are source-separated: agricultural crop residues; green waste such as bark, lawn, leaves, tree and brush pruning; wood, wood chips, and wood waste; nonrecyclable pulp or nonrecyclable paper materials; and dried digestate, dried food waste, and dried sludge. Feedstock should not include animal fats.

Non-combustion biomass conversion facility. A facility that produces heat, fuels, or electricity by the use of non-combustion biomass conversion technologies on the following materials that are source-separated: agricultural crop residues; green waste such as bark, lawn, leaves, tree and brush pruning; wood, wood chips, and wood waste; nonrecyclable pulp or nonrecyclable paper materials; and dried digestate, dried food waste, and dried sludge. Feedstock should not include animal fats.

Chipping and grinding or mulching facility. A facility that mechanically reduces the size of, or creates a product from source-separated compostable materials, including tree debris, yard trimmings, and suitable woody material, which is intended for

use on soil surfaces to prevent the growth of weeds and minimize erosion, for commercial purposes. This operation does not produce compost.

Composting facility. A facility that processes, transfers, or stores compostable materials as defined in California Code of Regulations, Title 14, Section 17852(a)(11). Processing and handling of compostable materials results in controlled biological decomposition. Processing and handling includes composting, screening, chipping and grinding, and storage activities related to the production of compost, compost feedstocks, and chipped and ground materials. This may also include vermiculture; the process of decomposition of compostable materials using various species of worms. A composting facility may also be an in-vessel facility.

In-vessel facility. A facility in which organic wastes are processed through the controlled biological decomposition with or without the presence of oxygen as defined in California Code of Regulations Section 17896.2.

...

SECTION 9. Section 22.14.160 in Division 2 is hereby amended to read as follows:

22.14.160 P.

Pallet yards. A premise that is primarily used for repair, construction, deconstruction, reconstruction, recycling, or storage of new or used pallets, typically made of wood, that are used in handling and storage of materials.

Parks and Recreation. References to Parks and Recreation shall mean the County Department of Parks and Recreation, unless otherwise specified.

...

SECTION 10.

Section 22.14.180 in Division 2 is hereby amended to

read as follows:

22.14.180 R.

...

Recreational vehicle (RV) park. As defined in Section 18862.39 of the California Health and Safety Code.

Recycling and solid waste. The following terms are defined solely for Section 22.140.720 (Recycling Collection Facilities, Accessory), 22.140.730 (Recycling Collection Facilities, Principal), 22.140.740 (Organic Waste Facilities), and 22.140.750 (Solid Waste Facilities).

Biosolids. Solid, semi-solid, sludge, or liquid residue generated during the sewage or wastewater treatment process, as defined in Section 17852 of the California Public Resources Code.

Compost. The product resulting from controlled aerobic or anaerobic biological decomposition of organic wastes from the solid waste stream, as defined in Section 17852 of the California Public Resources Code. This may include vermiculture; the product of decomposition using various species of worms.

Construction and demolition (C&D) debris. C&D debris is all waste generated or by resulting from construction, renovation, repair, or demolition operations on buildings, structures, landscapes, and pavements including but not limited to houses, large building structures, roads, bridges, piers, dams, excavation projects, and

landscaping projects. C&D debris includes but is not limited to building materials, soil, dirt, fully cured asphalt, tools, packaging materials, and other material that is generally similar to C&D debris and that is source separated, that is not hazardous, contains no putrescible wastes, and that can be processed without generating any residual, provided that the material is generated by an activity that is similar to construction work.

Digestate. Solid and/or liquid residual material remaining after organic material has been processed in an in-vessel digester, which may be composted, as defined in Section 17852 of the California Public Resources Code.

Disposal. The final disposition of solid waste onto land into the atmosphere, or into the waters of the State of California. Disposal includes the management of solid waste through the landfill process.

Disposal Site. Disposal site means the place, location, tract of land, area, or premises used, intended to be used, or which has been used, for the disposal of solid wastes, inert waste/debris, organic waste, construction and demolition (C&D) debris, and household waste, not including household hazardous waste.

Hazardous waste. Hazardous waste, as defined in Section 40141 of the California Public Resources Code, means waste or combination of wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may do either of the following: (A) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of or

otherwise managed. Hazardous waste includes, but is not limited to, spent fuel, waste solvent, spent acid, waste caustic rinse water, metal polishing dust, spent plating solution, used oil, waste anti-freeze, and waste paint.

Household hazardous waste. Any hazardous waste generated incidental to owning and/or maintaining a place of residence. Household hazardous waste includes, but is not limited to, motor oil, oil filters, paint, turpentine, cleaners with acid or lye, pesticides, herbicides, batteries, light bulbs, pool chemicals, old computers, and miscellaneous electronics.

Household waste. Household waste means any solid waste material derived from households. Including garbage, trash and refuse such as bottles, cans, clothing, compost, disposables, food packing, food waste, paper goods, newspapers, magazines, discarded furniture, and discarded mattresses. Household waste does not include household hazardous waste.

Inert waste/inert debris. Non-liquid solid waste and recyclable materials that do not contain hazardous waste or soluble pollutants and has not been treated in order to reduce pollutants, as defined in Section 17381 of the California Public Resources Code. Inert debris/inert waste includes materials such as crushed glass, brick, ceramics, clay and clay products, fiberglass roofing shingles, slag, plaster, soil, dirt, concrete, asphalt, stones and rocks of varying sizes, and other inert construction and demolition debris.

Non-ferrous metals. Metals such as aluminum, brass, copper, nickel, tin, lead, and zinc, which do not contain iron and are more resistant to corrosion compared to metals containing iron or steel.

Organic waste. Organic waste means solid wastes containing material originated from living organisms and their metabolic waste products, including but not limited to, food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood waste, paper products, printing and writing paper, manure, biosolids, digestate, and sludges.

a. Compostable material. Any organic material that when accumulated will become active compost, as defined in Section 17852 of the California Public Resources Code. This term also includes the following: food material and green material.

b. Food material. Any material that was acquired for animal or human consumption and is separated from the mixed solid waste, as defined in Section 17852 of the California Public Resources Code. Food material may include commercial food waste from grocery stores, restaurants, businesses, institutional cafeterias (such as, prisons, schools and hospitals) or residential food scrap collection. It does not include agricultural food materials, such as manures, plant pruning, and crop residues.

c. Green material. Any plant material that is separated at the time of generation and contains no greater than one percent of physical contaminants by weight, as defined in Section 17852 of the California Public Resources Code. Green

material includes but is not limited to yard trimmings, untreated wood wastes, natural fiber products, and construction and demolition wood waste. Green material does not include food material, biosolids, mixed solid waste, material processed from mixed waste, wood containing lead-based paint or wood preservative, mixed construction, or mixed demolition debris.

d. Mixed organic material. Any combination of compostable materials, food materials, and green materials.

Recycle (or Recycling). The process of collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw materials for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace.

Recycling processing. The controlled separation, recovery, volume reduction, conversion, or recycling of material including, but not limited to organized, manual, automated, or mechanical sorting, the use of vehicles for spreading of waste for the purpose of recovery, and/or includes the use of conveyor belts, sorting lines or volume reduction equipment.

a. Bailing. The process of compressing and binding of recycled materials and solid waste.

b. Reverse vending machine. An automated mechanical device which accepts one or more types of empty beverage containers including, but not limited to aluminum cans, glass, and plastic bottles, and issues a cash refund or a

redeemable credit slip with a value not less than the container's redemption value as determined by the State. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine.

Source separated materials. Materials, including commingled recyclables, which have been separated or kept separate from the solid waste stream at the point of generation.

Supermarket accessory recycling collection center. See definition under "S."

Temporary storage area. An area where materials intended for beneficial use, salvage, recycling, or reuse may be placed for storage on a temporary basis, as approved by Public Works for up to 180 calendar days, unless a longer period is approved by Public Works, so long as such temporary storage does not constitute disposal. Putrescible materials, except construction and demolition debris or other inert debris not containing significant quantities of decomposable materials and more than one percent (by visual inspection) putrescible waste, shall not be placed in a temporary storage area for more than 48 hours under any circumstances. A temporary storage area may also be referred to as a "stockpile area."

a. Stockpile. Stockpile shall mean temporarily stored materials. See "temporary storage area" under "Recycling and Solid Waste."

b. Stockpile area. Shall have the same meaning as "Temporary storage area."

Recycling collection facility, primary. A facility, as a primary use, which is used for the deposit, drop-off, or buy-back of specific recyclable materials, such as paper, cardboard, glass, non-ferrous metal, or plastic, for the purpose of temporary storing, sorting and transferring.

Recycling processing facility. A facility that is used for the processing of recyclable materials for shipment, or to an end-user's specifications, by such means as sorting, baling, briquetting, cleaning, compacting, crushing, flattening, grinding, converting, re-manufacturing or shredding. Processing facilities include other similar businesses handling storage, processing of recyclable or reusable materials, as defined in this Chapter, including the following terms:

Automobile dismantling yard. Any premise used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the California Vehicle Code, including the buying, selling, or dealing in such vehicles or vehicle parts or component materials. It also includes the storage, sale, or dumping of dismantled, partially dismantled, or wrecked inoperative vehicles and trailers. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop.

Construction and demolition (C&D) processing facility. A site that receives any combination of construction and demolition debris for the purposes of storage, handling, transfer, or processing (including crushing, breaking, and grinding). C&D must be source separated or separated for reuse solid waste and recyclable materials

specifically resulting from construction, renovation, repair or demolition operations on buildings, structures, and pavements, as defined in Section 17381 of the California Public Resources Code. For the purpose of this Title 22, such facility shall be classified as a recycling processing facility.

Conversion technology facility (recycling). A facility that converts material other than solid waste by employing an array of biological, chemical, thermal and/or mechanical technologies to create products such as renewable electricity, renewable fuels, soil amendments, and more. Processes may include but are not limited to gasification, pyrolysis, acid hydrolysis, and/or distillation. This term includes anaerobic digestion facility and non-combustion biomass conversion facility, but does not include waste incineration facility or landfill gas-to-energy facilities. See organic waste recycling facility.

Anaerobic digestion facility. See organic waste recycling facility.

Non-combustion biomass conversion facility. See organic waste recycling facility.

Inert waste/inert debris processing facility. A facility or a site that receives, stores, handles, processes, (including crushing, breaking, and grinding), and transfers inert waste/inert debris. Inert waste/inert debris must be source separated or separated for reuse, and do not contain hazardous waste or soluble pollutants, as defined in Section 17381 of the California Public Resources Code. This does not include an inert debris landfill.

Materials recovery facility (MRF). A facility where solid wastes or recyclable materials are sorted or separated, by hand or by use of machinery, for the purposes of recovery of recyclable materials, and may include transfer stations that accompany floor sorting.

Scrap metal processing yard. An establishment or place of business which is maintained, used, or operated solely for the processing and preparing of scrap metals for re-melting and/or reuse.

Transfer Station. A facility designated or used to accept recyclable or waste material for transfer to another location for further processing or disposal.

...

SECTION 11. Section 22.14.190 in Division 2 is hereby amended to read as follows:

22.14.190 S.

...

~~Scrap metal processing yard. An establishment or place of business which is maintained, used, or operated solely for the processing and preparing of scrap metals for re-melting by steel mills and foundries.~~See recycling processing facility.

...

Senior citizen residence. See "Accessory dwelling unit."

Sensitive use. A land use where individuals are most likely to reside or spend time, including dwelling units, schools and school yards – including trade schools, public and private schools, faith-based and secular schools, parks, playgrounds, daycare

centers, preschools, nursing homes, hospitals, licensed care facilities, shelters, and daycares or preschools as accessory to a place of worship, that are permitted in the zones where they are located. A sensitive use shall not include a caretaker residence.

...

Solid fill. Any noncombustible materials that are insoluble in water, such as soil, rock, sand, dirt or gravel that can be used for grading land or filling depressions. This term shall not include solid waste or recyclable materials.

Solid fill project. An operation on a site where more than 1,000 cubic yards of solid fill materials are deposited ~~for any purpose, including grading or reclaiming of land.~~ This term shall not be classified as a solid waste landfill.

Solid waste. All putrescible and non-putrescible solid, semisolid and liquid wastes, including garbage, trash, refuse, paper, containers, packaging, rubbish, ashes, industrial wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, discarded home and industrial furniture, discarded mattresses, manure, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes and recyclable materials. This term includes inert waste/inert debris, any garbage or refuse; sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility; and other discarded materials, resulting from industrial, commercial, mining, and agricultural operations, and from community activities. This term shall not include hazardous waste, as defined in Section 66714.8 of the California Government Code or Section 25117 of the California Health and Safety Code. This term includes garbage, rubbish, and waste.

Solid waste facility. This term includes the following:

Conversion technology facility (solid waste). A facility that receives and processes solid waste and converts waste by employing an array of biological, chemical, thermal, and/or mechanical technologies to create products such as renewable electricity, renewable fuels, soil amendments, and more. Processes may include but are not limited to gasification, pyrolysis, acid hydrolysis, and/or distillation. This term does not include waste incineration facilities or landfill gas-to-energy facilities.

Inert waste landfill/inert debris landfill. A disposal site that accepts only inert waste as defined in CCR, Title 14, Section 18720 (32), and in which inert debris is discharged in or on land for disposal.

Landfill gas-to-energy. Refers to a gas generated by the natural aerobic and/or anaerobic decomposition of municipal solid waste in sanitary landfills that is recovered for energy production.

Solid waste landfill. A disposal site that accepts solid waste for land disposal, but does not include a facility which receives only wastes generated by the facility owner or operator in the extraction, beneficiation, or processing of ores and minerals, a cemetery which disposes onsite only the grass clippings, floral wastes, or soil resulting from activities on the grounds of that cemetery. Solid waste landfill also includes Class III landfills and inert waste landfills as defined in Public Resources Code, Section 40195.1.

Class III landfill. Landfills that are only permitted to accept nonhazardous solid waste materials where site characteristics and containment

structures isolate the solid waste from the waters of the State. The land disposal site must meet the requirements of the Federal Resource Conservation and Recovery Act (RCRA), Subtitle D; CC, Title 14, Sections 17000 et seq.; and other regional and local rules and regulations.

Municipal solid waste landfill or municipal solid waste landfill unit.

Any landfill that is subject to the federal regulations of 40 CFR 258, including any portion of a disposal site that is subject to those regulations as defined in CCR, Title 27, Section 20164. The term includes any landfill, other than a Class 1 landfill, that received municipal solid waste at any time and that has received any solid waste since October 9, 1991; therefore, the term does not include any landfill that stopped receiving waste prior to that date.

Transformation facility. Refers to a facility where the principal function is to convert, combust, or otherwise process solid waste by incineration, pyrolysis, distillation, or biological conversion for the purpose of volume reduction, synthetic fuel production, or energy recovery. Transformation facility does not include a composting, gasification, engineered municipal solid waste (EMSW) conversion, or biomass conversion facility.

Waste-to-energy facility. Refers to a transformation facility that engages in the cogeneration of electricity through the incineration of residual solid waste.

...

Subdivision. Solely as used in Section 22.114.210 (Temporary Subdivision Sales, Entry, and Special Feature Signs) shall include contiguous units having separate recorded tract numbers developed by the same person.

Supermarket. Contains a full-line, self-service retail store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.

Supermarket accessory recycling collection center. Recycling collection containers that are installed outdoors on an existing, lawfully established supermarket site as an accessory use only. Supermarket accessory recycling collection centers are to be operated with certification from the California Department of Resources, Recycling and Recovery (CalRecycle) under the California Beverage Container Recycling and Litter Reduction Act of 1986. Such facility may only accept beverage containers, as defined in Sections 14504 and 14505 of the California Public Resources Code. It may include any combination of the following: a mobile recycling unit, bulk reverse vending machines, or a grouping of reverse vending machines occupying more than 50 square feet; kiosk units that may include permanent structures; or unattended containers placed for the donation of recyclable materials.

...

SECTION 12. Section 22.14.230 in Division 2 is hereby amended to read as follows:

22.14.230 W.

...

~~Waste disposal facility. A landfill, transfer station, land reclamation project, or other similar site or facility, which is used or intended to be used for the transfer, salvage, or disposal of rubbish, garbage, or industrial waste.~~

...

SECTION 13. Section 22.16.030 is hereby amended to read as follows:

22.16.030 Land Use Regulations for Zones A-1, A-2, O-S, R-R, and

W.

...

C. Use Regulations.

1. Principal Uses. Table 22.16.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
Agricultural and Resource-Based Uses						
...						
Land reclamation	CUP	CUP	CUP	CUP	CUP	
...						
Recreational Uses						
...						
<u>Recycling and Solid Waste Uses</u>¹⁸						
<u>Organic waste recycling facilities</u>						

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
<u>Anaerobic digestion facility</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>Chipping and grinding or mulching</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>Composting, vermiculture¹⁹</u>	=	<u>SPR</u>	=	=	=	<u>Section 22.140.740</u>
<u>Combustion and non-combustion biomass conversion facilities</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>In-vessel composting</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>Recycling processing facilities</u>						
<u>Conversion technology facility (recycling) that process material other than solid waste</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>Solid waste facilities</u>						
<u>Conversion technology facility (solid waste)</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.750</u>
<u>Inert debris landfill</u>		<u>CUP</u>				<u>Section 22.140.750</u>
<u>Landfill gas-to-energy</u>		<u>CUP</u>				<u>Section 22.140.750</u>
<u>Solid waste landfill</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.750</u>
<u>Transformation facility</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.750</u>
Notes:						
...						
18. Use shall include commercial-purpose facilities only and shall not include agricultural uses.						
19. Soil amendment processing, chipping and grinding, mulching, and green waste processing shall not be permitted as accessory uses to vermiculture composting.						

2. Accessory Uses. Table 22.16.030-C, below identifies the permit or review required to establish each accessory use.

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
...						
Living quarters for persons employed and deriving a major portion of their income on the premises	CUP	CUP	-	CUP	-	
<u>Organic waste recycling facilities⁸</u>						
<u>Anaerobic digestion facility</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	=	<u>SPR</u>	=	=	=	<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, vermiculture</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>In-vessel composting</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
...						
Notes:						
...						
8. <u>Use permitted as an accessory use only when operated in conjunction with a commercial or institutional use permitted in the zone, and only to process waste produced on-site, but not as a separate enterprise.</u>						

...

SECTION 14. Section 22.16.040 is hereby amended to read as follows:

22.16.040 Development Standards for Zones A-1, A-2, O-S, R-R, and W.

A. Development on any lot in Zones A-1, A-2, O-S, R-R, and W shall comply with Division 6 (Development Standards), where applicable.

B. New sensitive uses developed in permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-

related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.130 (Sensitive Uses).

SECTION 15. Section 22.18.030 is hereby amended to read as follows:

22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5.

...

C. Use Regulations.

1. Principal Uses. Table 22.18.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	R-A	R-1	R-2	R-3	R-4	R-5	Additional Regulations
Agricultural and Resource-Based Uses							
...							
Land reclamation projects	CUP	CUP	CUP	CUP	CUP	CUP	
...							

...

SECTION 16. Section 22.18.040 is hereby amended to read as follows:

22.18.040 Development Standards for Residential Zones.

A. Development Standards for Zones R-A, R-1, R-2, R-3, R-4, R-5 and RPD.

~~Except as specified otherwise, d~~Development on any lot in Zones R-A, R-1, R-2, R-3, R-

4, R-5, and RPD shall comply with Division 6 (Development Standards), where applicable.

B. New sensitive uses developed in permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.130 (Sensitive Uses).

BC. Required Yards. Except as specified otherwise, Table 22.18.040-A, below, identifies the minimum yard depths for Zones R-A, R-1, R-2, R-3, R-4, and R-5 as follows:

...

SECTION 17. Section 22.20.030 is hereby amended to read as follows:

22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.

...

C. Use Regulations.

1. Principal Uses. Table 22.20.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
Agricultural and Resource-Based Uses								
...								
Land reclamation projects	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Vehicle-Related Uses								
...								
Vehicle services								
Automobile supply stores	-	SPR	SPR	SPR ¹⁴	SPR ¹⁴	SPR	CUP	Section 22.140.100
<u>CNG fueling station</u>		<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
...								
Manufacturing, processing, treating, packaging, and storage, accessory to a business on the premises	-	-	-	SPR	SPR	-	CUP ⁴	Section 22.140.340
<u>Organic waste recycling facilities⁸</u>								
<u>Anaerobic digestion facility</u>		<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	Section 22.140.740
<u>Composting, green waste only</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	Section 22.140.740
<u>Composting, mixed waste or food waste</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	Section 22.140.740
<u>Composting, vermiculture</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	Section 22.140.740

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	C-H	C-1	C-2	C-3	C-M	C-MJ	C-R	Additional Regulations
<u>In-vessel composting</u>	-	SPR	SPR	SPR	SPR	SPR	SPR	<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	-	SPR	SPR	SPR	SPR	SPR	SPR	<u>Section 22.140.740</u>
...								
Outdoor storage	-	-	-	SPR	SPR	SPR	-	<u>Section 22.140.430</u>
<u>Recycling Facilities</u>								
<u>Supermarket accessory recycling collection center</u>	-	SPR	SPR	SPR	SPR	SPR	SPR	<u>Section 22.140.710</u>
...								
Notes:								
...								
8. <u>Use permitted as an accessory use only when operated in conjunction with a use permitted in the zone and only to process waste produced on-site, but not as a separate enterprise.</u>								

...

SECTION 18. Section 22.20.040 is hereby amended to read as follows:

22.20.040 Development Standards for Commercial Zones.

...

C. New sensitive uses developed in the permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.130 (Sensitive Uses).

SECTION 19. Section 22.22.030 is hereby amended to read as follows:

22.22.030 Land Use Regulations for Zones M-1, M-1.5, M-2, and M-

2.5.

...

C. Use Regulations.

1. Principal Uses. Table 22.22.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
Agricultural and Resource-Based Uses					
...					
Land reclamation projects	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
...					
Outdoor advertising signs	CUP	CUP	CUP	-	Section 22.114.070
Pallet yards	<u>MCUP</u>	<u>MCUP</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.700</u>
...					
Scrap metal processing yards	–	–	CUP	CUP	Section 22.140.530
...					
Waste disposal facilities	–	–	CUP	CUP	
...					
Recreational Uses					
...					
Recycling and Solid Waste Uses					

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
<u>Recycling collection centers</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.720</u>
<u>Recycling processing facilities</u>					
<u>Auto dismantling yards</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Construction, demolition, and inert debris processing or deposit facilities</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Conversion technology facility (recycling) that processes materials other than solid waste</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Materials recovery facilities</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Scrap metal yards</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Transfer stations</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Organic waste recycling facilities</u>					
<u>Anaerobic digestion facility</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Chipping/grinding or mulching</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Combustion biomass conversion facility</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Composting, vermiculture</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>In-vessel composting</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Solid waste facilities</u>					
<u>Conversion technology facility (solid waste)</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>
<u>Inert debris landfill</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>
<u>Landfill gas-to-energy</u>			<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
<u>Solid waste landfill</u> ²¹	-	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>
<u>Transformation facility</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>
...					
Vehicle-Related Uses					
...					
Vehicle services					
...					
<u>Automobile dismantling yards</u>	--	--	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.120</u>
...					
Boat repair	-	SPR	SPR	SPR	
<u>CNG fueling stations</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
Notes:					
...					
21. <u>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.</u>					

3. Accessory Uses. Table 22.22.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
...					
Manufacturing, processing, treating, packing, and storage, accessory to a business on the premises	P	P	P	P	
<u>Organic waste recycling facilities</u> ³					
<u>Anaerobic digestion</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES					
	M-1	M-1.5	M-2	M-2.5	Additional Regulations
<u>Composting, vermiculture</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>In-vessel composting</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
...					
Small-scale wind energy systems	-	-	-	-	
<u>Supermarket accessory recycling collection center</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.710</u>
<u>Notes:</u> ... 3. <u>Use permitted as an accessory use only when operated in conjunction with a use permitted in the zone, but not as a separate enterprise.</u>					

...

SECTION 20. Section 22.22.060 is hereby amended to read as follows:

22.22.060 Development Standards for Industrial Zones.

...

C. New sensitive uses developed in permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.134 (Sensitive Uses).

SECTION 21. Section 22.24.030 is hereby amended to read as follows:

22.24.030 Land Use Regulations for Rural Zones.

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
Use or Structure	C-RU	MXD-RU	Additional Regulations
...			
Outdoor storage	SPR	SPR	Section 22.140.430
<u>Recycling Facilities</u>			
<u>Supermarket accessory recycling collection center</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.710</u>
...			

...

SECTION 22. Section 22.24.040 is hereby amended to read as follows:

22.24.040 Development Standards for Rural Zones.

...

H. New sensitive uses developed in the permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division

7, Chapter 22.130 (Sensitive Uses). Where standards in Chapter 22.130 and this Section are in conflict, the more restrictive shall apply.

SECTION 23. Section 22.26.030 is hereby amended to read as follows:

22.26.030 Mixed Use Development Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

...

b. Accessory Uses. Table 22.26.030-D, below, identifies the permit or review required to establish each accessory use.

TABLE 22.26.030-D: ACCESSORY USE REGULATIONS FOR ZONE MXD		
		Additional Regulations
Sports courts, including tennis, volleyball, badminton, croquet, lawn bowling, and similar courts, in conjunction with a residential use	P	
<u>Supermarket accessory recycling collection center</u>	<u>SPR</u>	<u>Section 22.140.710</u>
...		

...

D. Development Standards. New sensitive uses developed in the permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.130 (Sensitive Uses) in addition to the

standards below. Where standards in Chapter 22.130 and this Section are in conflict, the more restrictive shall apply. All new development projects in Zone MXD shall be subject to the following development standards:

...

SECTION 24. Chapter 22.84 is hereby added to read as follows:

Chapter 22.84 Green Zone Districts

22.84.010 Purpose.

22.84.020 Applicability.

22.84.030 Standards and Requirements for Specific Uses.

22.84.040 Schedule for Compliance for Existing, Legally-

Established Uses

22.84.050 District Map.

22.84.010 Purpose.

The Green Zone Districts are established to promote environmental justice in communities that are disproportionately affected by toxic pollutants and contaminants generated from various land uses over time. This Chapter provides regulations and procedures for new and existing land uses to ensure that such land uses will be operated in consideration of the surrounding sensitive uses as defined in Chapter 22.14 (Definitions), minimizing potential adverse health and safety impacts, and promoting clean industrial uses. 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, West Whittier-Los Nietos, Walnut Park, West Athens-Westmont, Willowbrook, West Carson, and West Rancho Dominguez-Victoria.

22.84.020 Applicability.

A. General Applicability. This Chapter applies to uses that are located in permitted zones within the Green Zone Districts, as depicted on Figure 22.84.050-A, and meet all criteria described below:

1. Types of uses.

a. New and legally established, existing uses listed under the Industrial Uses category, except for Airport-Related sub-category, in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), including airports, heliports, helistops, and landing strips.

b. New and legally established, existing uses listed under Recycling and Solid Waste Uses category in Table 22.22.030-B (Principal Use Regulations for Industrial Zones).

c. New and legally established, existing uses listed under the Vehicle-Related Uses, in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for Vehicle sales and rentals sub-category. Supply stores under Vehicle services sub-category that are within fully enclosed buildings are also not subject to this Chapter.

d. New automobile service stations and new drive-through establishments as defined in Chapter 22.14 (Definitions), listed in Table 22.20.030-B (Principal Use Regulations for Commercial Zones).

2. Location of uses.

a. Any lots, or portion thereof, that contain the uses described in Subsection A.1.a., A.1.b, A.1.c, or A.1.d, above, and are located within a 500-foot radius of a lot that contains a sensitive use as defined in Chapter 22.14 (Definitions) as of [EFFECTIVE DATE OF ORDINANCE] shall comply with the requirements in Subsections 22.84.030, 22.84.040, and 22.84.050, below.

b. For the purpose of this Chapter, all requirements shall also apply to such lots, or portions thereof, if the sensitive use within a 500-foot radius is located within an incorporated area and is also a residential use.

3. Prohibited uses. The following uses are prohibited within a 500-foot radius of a lot containing a sensitive use in Green Zone Districts, except where noted:

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 manufacture.
- 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 accessory anaerobic digestion of on-site generated waste associated 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 a 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.

4. Schedule for compliance. Existing structures or development for the uses subject to this Chapter shall comply with the applicable provisions of this Chapter pursuant to Subsection 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses), below.

5. Exemption. Notwithstanding Subsection A.1.a, above, this Chapter shall not apply to the following:

a. Any legally established, existing uses that have been operating with an approved discretionary land use permit as provided by this Title 22, until the expiration date of such permit or until a new discretionary permit is required.

b. Any lawfully established automobile service station, for which a valid building permit has been issued prior to [EFFECTIVE DATE].

B. Exceptions.

1. When in conflict with other provisions of Title 22, the more restrictive requirements shall apply.

2. Improvements made pursuant to this Chapter shall not be subject to Chapter 22.172 (Nonconforming Uses, Buildings and Structures).

22.84.030 Standards and Requirements for Specific Uses.

A. Application Requirements.

1. The following uses shall require a Conditional Use Permit (CUP) (Chapter 22.158) within a 500-foot radius of a lot containing a sensitive use in the Green Zone Districts as measured from any lot line.

a. Industrial Uses.

i. Assembly, manufacture, packaging, and storage of finished or prepared materials, including on-site manufacture of raw, natural, or synthesized flammable or toxic chemicals:

(a) Earthen products, including ceramics, sand, and stone, but excluding brick, terra cotta, and tile manufacture.

(b) Precious and semi-precious metal products, including jewelry and lapidary.

ii. Assembly, manufacture, packaging, and storage of finished or prepared materials, provided that no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site. Metal products and parts; including the fabricating, engraving, spinning, storing, plating, and finishing of, where the use prohibits snap riveting and any process used in bending or shaping, which produces any audible nuisance or disagreeable noise, is prohibited. Use of perchloric acid is prohibited. Use excludes foundries and forging works.

iii. Food processing:

(a) Breweries.

(b) Dairy products depots.

(c) Slaughtering, dressing, processing, packing,

and sale of poultry, fowl, rabbits, and other similar animals of comparable nature, form, and size.

(d) Starch mixing and bottling.

iv. Laundries and cleaning services, such as rug and carpet cleaning plants.

v. Manufacturing:

(a) Blacksmith shops.

(b) Boat building.

(c) Concrete batching plants, mixers of one cubic

yard capacity or smaller.

(d) Engraving, machine metal engraving.

(e) Fabricating.

(f) Ice manufacturing, distribution and storage.

(g) Lubricating oil canning and packaging, limited

to 100 barrels stored aboveground at a time.

(h) Lumberyard.

(i) Machine shops.

- (j) Paint mixing, excluding lacquers and synthetic enamels.
- (k) Presses, hydraulic presses for the molding of plastics.
- (l) Refrigeration plants.
- (m) Sand, the washing of sand to be used in sandblasting.
- (n) Sheet metal shops.
- (o) Stone, marble and granite; including grinding, dressing, and cutting.

vi. Recycling and Solid Waste uses, including auto dismantling/recycling (indoor operation), scrap metal (indoor operation).

vii. Storage:

- (a) Acetylene and oxygen storage in tanks.

Oxygen shall be stored in a room separate from acetylene and such rooms are separated by a not less than one-hour fire-resistant wall.

- (b) Boat storage.
- (c) Building materials.
- (d) Bus storage.
- (e) Car barns for buses and streetcars.
- (f) Cold storage plants.

(g) Contractor's equipment yards, including farm and building trade equipment.

(h) Distributing plants.

(i) Draying yards or terminals.

(j) Fuel yards.

(k) Machinery storage yards.

(l) Moving van storage or operating yards.

(m) Plaster storage.

(n) Produce yards and terminals.

(o) Storage and rental of plows, tractors, buses, contractor's equipment, and cement mixers.

(p) Truck and RV storage, including container storage.

(q) Warehouses, including storage warehouses, which have a gross floor area of 100,000 square feet or greater.

(r) Waste hauler vehicle or waste hauler container storage.

(s) Wood yards.

viii. Tire retreading or recapping.

ix. Valves, storage and repair of; including oil well valves.

x. Welding.

b. Vehicle-Related Uses:

- i. Automobile washing, automatic car wash.
- ii. Automobile washing, coin-operated or hand wash.
- iii. Vehicle services, automobile body and fender repair,
and paint shops.
- iv. Vehicle services, automobile impound and tow yards.
- v. Vehicle services, automobile painting and
upholstering shops.
- vi. Vehicle services, any automobile repair garages that
have accessory uses.
- vii. Vehicle services, new automobile service stations,
including compressed natural gas filling stations.
- viii. Vehicle services, automobile supply stores, outdoor.
- c. New development, change of use, or major improvements
proposed on a site that is partially or entirely located within a half-mile radius of the
boundaries of Superfund Sites [as identified in the Environmental Protection Agency
(EPA) National Priorities List]. For these uses, an environmental site assessment
(Phase 1 Study) shall be submitted.

2. Projects that propose grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, state, and local laws with regard to protection of Tribal Cultural Resources.

3. All other types of industrial or vehicle-related uses subject to this Chapter shall require a Ministerial Site Plan Review (Chapter 22.186) or Minor

Conditional Use Permit (Chapter 22.160) application in compliance with this Subsection 22.84.030.

4. All uses subject to a Conditional Use Permit may be required to submit a noise evaluation report and control plans for odor, dust, and vibration prepared by a licensed professional at the request of Public Health. Mitigation measures, if required, shall be approved by the Department of Public Health prior to the permit being finalized.

B. Additional Findings. When a Conditional Use Permit (Chapter 22.158) is required by Subsection 22.84.030, above, or a Minor Conditional Use Permit (Chapter 22.160) is required by Title 22, the following additional findings shall apply in addition to the CUP findings required in Section 22.158.050.B (Findings and Decision) or Minor CUP findings in Section 22.160.050 (Findings and Decision):

1. The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property;

2. The proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems onsite away from nearby

sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses; and

3. The proposed use and development of land protects public health and safety and promotes environmental sustainability.

C. Development Standards.

1. Development Standards for All Uses Subject to this Chapter.

a. Solid walls.

i. The following uses shall provide solid walls along the street frontage and any other lot lines adjoining a lot containing sensitive uses:

- (a) Boat storage.
- (b) Bus storage.
- (c) Organic waste facilities.
- (d) Pallet yards.
- (e) Recycling collection facilities.
- (f) Recycling processing facilities.
- (g) Truck and RV storage.
- (h) Uses that have accessory uses or secondary,

related activities other than parking occurring outdoors.

ii. Required solid walls shall meet the following standards:

- (a) Be of a uniform height between eight and 12 feet;

- (b) Be of a minimum thickness of six inches;
- (c) Be a neutral color; and
- (d) Be constructed in workmanlike manner and

consist of materials such as concrete masonry unit (CMU) or masonry, brick, or the like, etc.

iii. Any type of fencing or wire is prohibited, except that metal gates may be permitted for the purpose of vehicular access.

b. Landscaping on street frontage. Required solid walls along street frontages shall be setback by landscaping of a minimum of five feet in depth, as described below, unless the landscaping encroaches into the required existing parking spaces and associated maneuvering areas, or existing building or structures. The landscaping shall be verified on a landscaping plan submitted to the Department and consist of the following:

i. One 15-gallon tree for every 100 square feet of landscaped area shall be planted and spaced ten feet apart. The remaining area shall also be landscaped with grass, shrubs, or bushes, etc. All plants provided for required landscaping shall be drought-tolerant and include only non-invasive plant species.

ii. The landscaping shall be maintained in a healthy condition with appropriate watering, pruning, weeding, fertilizing, and litter removal. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and shall not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works.

iii. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department.

iv. Trees shall be selected from the Tree Species List maintained by the Director.

v. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers shall be electric and non-combustion powered.

vi. Notwithstanding Chapter 12.84 (Low Impact Development Standards) of the County Code, parcels subject to this Chapter 22.84 (Green Zone Districts) and less than 1 acre in size shall not be exempt from Low Impact Development requirements.

c. Storage of Materials, Vehicles, or Equipment.

i. Any materials, vehicles, or equipment that are stored outdoors shall not exceed the height of the surrounding wall, shall be fully contained within the property boundaries, and shall not spillover onto public right-of-ways.

ii. The height of stored materials outdoors shall not exceed the height of the required wall(s). Stored materials shall be set back at least 10 feet from the wall or the length equal to the wall height, whichever is greater.

iii. The area between the stored materials and the wall may be landscaped.

d. Enclosures.

i. Any area used for storage or handling of hazardous materials, including above-ground storage tanks, shall be within an enclosure and fully screened from the public right-of-way;

ii. A completely enclosed building shall be provided for the following unless another regulatory agency requires natural ventilation as part of the regulatory code:

(a) Any area where manufacturing or repair work occurs, such as assembly or disassembly of parts, repairs, processing of materials, or operation of equipment that emits or generates dust, smoke, gas, fumes, cinder or waste; or

(b) Recycling processing facilities, including auto dismantling activity, and scrap metal crushing and shredding.

(1) Auto dismantling activity, and scrap metal crushing and shredding, shall be placed furthest away from nearby sensitive uses as possible and be fully enclosed within a building.

(2) The garage door or opening of the enclosed building for auto dismantling activity, and scrap metal crushing and shredding, shall face the opposite direction of the nearest sensitive use and may be kept open during operation for ventilation.

(3) Ancillary operations, storage, and parking, aside from auto dismantling activity, and scrap metal crushing and shredding, may be conducted outdoors, provided that it is fully contained within

the property boundaries and no storage or operation occurs on adjacent public rights-of-way or neighboring properties.

e. Surfacing. Areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment shall be paved with impervious materials such as an asphalt or an oil and aggregate mixture, use light color pavement, and be maintained to the satisfaction of the Director. Paved areas shall be clustered to maximize pervious area. Alternative paving materials may be permitted to the satisfaction of the Director and Public Works.

i. All areas of broken concrete or asphalt, including but not limited to divots, cracks, potholes, and spalling of concrete or asphalt in the raw material receiving area of a recycling processing facility, or any portion of the facility where waste materials are unloaded and touch the ground outside of an enclosure shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

f. Recycling and Solid Waste Storage. Any trash receptacles or storage areas for recycling and solid waste shall meet the requirements set forth in Chapter 22.128 (Storage Enclosure Requirements for Recycling and Solid Waste).

g. Vehicular access and on-site circulation for cars and trucks. For new uses, driveway entrances and exits shall be located as far away from sensitive uses as feasible, and on-site vehicular circulation and truck loading and unloading areas, including truck loading docks, shall be located in rear or on the side of structures, or as far away from the nearest sensitive use as feasible, to the satisfaction of the

Director. Queuing and check-in points for trucks must be located on-site and furthest away from any property lines that are closest to any nearby sensitive use, when feasible. In cases of infeasibility for uses subject to a Conditional Use Permit, an additional finding must be made to justify why this may not be possible.

h. "No Idling" Sign Required. Where loading spaces are provided, the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

i. Accessory Structures and Utilities. A site that contains an outdoor operation with an office shall permanently affix the building to the ground and provide one toilet that is served by public water and sewer, or otherwise approved by the Director as well as by the Departments of Public Health and Public Works.

j. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each facility or site shall provide a perimeter identification sign that complies with the following:

i. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public

right-of-way and for pedestrians, and no higher than eight feet from the ground measured vertically from the base of the sign.

ii. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum of nine square feet. The area for a perimeter identification sign shall not be accounted for the area permitted for business signs specified in Chapter 22.114 (Signs).

iii. The perimeter identification sign shall permanently display hours of operation, telephone number of the facility representative, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to Regional Planning and AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by Regional Planning or SCAQMD:

(a) "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and

(b) "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG visit www.aqmd.gov."

iv. Multi-tenant buildings or sites may provide one such sign containing the information for all tenants listed in Subsection C.1.i.iii, above,

provided that each tenant has its own business identification sign that is clearly visible from the public right-of-way.

k. Hazardous sites. Any proposed project on a parcel known to be a hazardous property or listed on the Cortese List maintained by the California Environmental Protection Agency shall provide appropriate federal, state, or local agency clearance letter for the site. In addition, any parcel known to have a previous use that potentially generated hazardous materials shall demonstrate that the site is clear of contamination with a Phase 1 study.

2. New Development or Proposed Expansions to Existing, Legally-Established Uses Adjacent to Sensitive Uses.

a. Building setback. A minimum of a 10-foot setback shall be provided along the property lines adjacent to sensitive uses. Any proposed additions above the ground floor of existing, legally-established uses adjacent to sensitive uses shall also be set back 10 feet from the nearest property line.

b. Building height. Any new building or structures, or any portion proposed for additions, excluding chimneys, rooftop antennas, roof-mounted solar panels, or other rooftop equipment including HVAC units, air purifiers, etc., shall set back the portion of the building or structure one additional foot for every foot above 35 feet in height, up to a maximum height of 45 feet.

3. Standards for Specific Uses. In addition to C.1 and C.2 above, the following standards shall apply to the uses listed below on the Effective Date of Ordinance unless otherwise specified.

- a. Automobile and vehicle repair shops.
 - i. No open vehicle hood is permitted outside the building.
- b. Automobile service stations, new, including compressed natural gas filling stations.
 - i. All new automobile service stations, new, including compressed natural gas filling stations, shall comply with the requirements set forth in Subsection C.2, above.
 - ii. All new automobile service stations, new, including compressed natural gas filling stations, shall locate the gasoline or fuel dispensing areas at least 50 feet from the nearest sensitive uses.
- c. Warehouses. The following standards, except vi, below, apply to new warehouses and for existing warehouses, shall be met within 5 years of the Effective Date of Ordinance for legally-established existing uses, unless additional required improvements allow for 7 years, in which case 7 years shall be granted.
 - i. Utilize electric or alternatively fueled sweepers with HEPA filters.
 - ii. Utilize Energy Star heating, cooling, and lighting devices, and appliances.
 - iii. Off-road equipment. All off-road equipment (non-street legal), such as forklifts and other machinery, used onsite for warehouse operations shall be powered by alternative fuels, electrical batteries, or other

alternative/non-diesel fuels (e.g., propane) that do not emit diesel particulate matter, and that are zero or low-emission.

iv. Landscaping equipment. All landscaping equipment, such as lawn mowers and leaf blowers used onsite shall be electrically powered.

v. Zero-emission or near-zero emission trucks. Warehouses with a minimum gross floor area of 100,000 square feet shall comply with AQMD Rule 2305 or current standards.

vi. New warehouses shall have a minimum 100-foot buffer consisting of office space, employee parking, and/or landscaping between primary operation and lot lines that are closest to nearby sensitive uses.

d. New drive-through establishments. The following standards shall apply to new drive-through establishments only.

i. Comply with the requirements set forth in Subsection C.2.a, above.

ii. A maintenance plan shall be submitted as part of the CUP application, to the satisfaction of the Director of Regional Planning, and the drive-through establishment shall comply with the maintenance plan.

iii. The location of the drive-through area, including cashier microphone, speakers, and drive-through lane, shall be located at least 20 feet from the property line of any adjoining residentially-zoned lot, and speakers and lighted menus shall be oriented away from such lots.

iv. Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.

v. A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through area to any adjoining residentially-zoned lot.

vi. The required trash bin shall be enclosed by a decorative wall measuring at least five feet tall, but not more than six feet tall, and shall have solid doors.

D. Modification.

1. A modification may be requested through a Minor Conditional Use Permit (Chapter 22.160) application if the use is subject to a Minor CUP or Site Plan Review (Chapter 22.186, or through a Conditional Use Permit (Chapter 22.158) application if the use requires a CUP, for the development standards listed below:

- a. Solid wall (Subsection C.1.a.ii).
- b. Landscaping (Subsection C.1.b.i).
- c. Accessory Structures and Utilities (Subsection C.1.i).
- d. Signs (Subsection C.1.j.ii).
- e. Warehouses. (Subsection C.3.c.iii, iv, v, and vi).

2. When a modification is requested for any development standards listed in Subsection D.1, above, the following findings shall apply in addition to the findings required in Subsection B (Additional Findings), above:

a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property;

b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the community; and

c. Granting the requested modification is consistent with the findings in Subsection D.2., above in addition to the findings required in Subsection B (Additional Findings), above.

E. Performance Standards for All Uses.

1. Hours of outdoor operation. No outdoor operation or activities shall be conducted between 6:00 p.m. and 8:00 a.m., daily, with the exception of truck loading and unloading into an enclosed building only.

2. Storage of Materials and Waste. All materials or waste shall be stored in designated receptacles, bins, or pallets, and located on a paved impermeable surface on site, or within an enclosed building.

3. Site Maintenance. Other than for the collection or receipt of items related to the principal use, exterior areas of the premises shall be maintained free of garbage, trash, debris, or junk and salvage except as stored in designated trash collection containers and enclosures.

F. Fees. In the case when a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with the project

mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

22.84.040 Schedule for Compliance for Existing, Legally-Established Uses.

A. Existing, legally-established uses that are subject to this Chapter shall be brought into compliance with all applicable requirements of this Chapter according to the schedule identified in Table 22.84.040-A, below, as follows, provided that the number of years to comply is accounted from [EFFECTIVE DATE OF THE ORDINANCE]:

TABLE 22.84.040-A: Schedule for Compliance for Existing, Legally-Established Uses Up to 500 Feet from a Sensitive Use¹			
Permit Required	3 Years	5 Years	7 Years
Site Plan Review (SPR) for uses up to 100 feet from a Sensitive Use	Installation of any one or both of the following combined and no other improvements: signage, landscaping	Installation of walls, surfacing, or specific standards for warehouses, along with or without any other improvements combined, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
Site Plan Review for uses between 101 – 500 feet from a Sensitive Use	N/A	Installation of any one or all improvements, including specific standards for warehouses, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR

TABLE 22.84.040-A: Schedule for Compliance for Existing, Legally-Established Uses Up to 500 Feet from a Sensitive Use¹

Permit Required	3 Years	5 Years	7 Years
Conditional Use Permit (CUP) or Minor Conditional Use Permit (MCUP) for uses up to 100 feet from a Sensitive Use	N/A	CUP or MCUP attainment and installation of any one or all improvements, including specific standards for warehouses, if new building enclosure is not required	Installation of building enclosure and any other improvements for CUPs or MCUPs
CUP or MCUP for uses between 101 - 500 feet from a Sensitive Use	N/A	CUP or MCUP attainment and specific standards for warehouses, if new building enclosure is not required	Installation of all improvements for CUPs or MCUPs

1. Section 24.84.030.E (Performance Standards for all Uses), shall apply to existing, legally-established uses at the time of the compliance schedule deadline for the established use.

1. Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use in a permitted zone and:
 - a. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for the requirements specified in Subsection C.1.b (Landscaping) or C.1.j (Perimeter Identification Signs) of Section 22.84.030, only and no other improvements required, three years;
 - b. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for any one or combination of the requirements specified in Subsection C.1.a through C.1.j, beyond C.1.b (Landscaping), and C.1.j (Perimeter Identification Signs), except for C.1.d (Building Enclosure) of Section 22.84.030, or subject to C.3.c

(Standards for Specific Uses, Warehouses), five years; if building enclosure is required in addition to any improvements, seven years;

c. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for the requirements specified in Subsection C.1.d (Building Enclosure) only, or C.1.d. along with any other requirements of Section 22.84.030, seven years;

d. Subject to a Conditional Use Permit (Chapter 22.158) pursuant to this Chapter for the requirements specified in Subsection C.1.a (Solid walls), C.1.b (Landscaping on street frontage), C.1.j (Perimeter Identification Signs), or C.3.c (Standards for Specific Uses, Warehouses) only, of Section 22.84.030, five years;
or

e. Subject to a Conditional Use Permit (Chapter 22.158) pursuant to this Chapter for all other requirements, seven years.

2. Existing uses that are entirely or partially located between a 101-foot radius and a 500-foot radius of any lot containing a sensitive use and:

a. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for the requirements specified in Subsection C.1.a through C.1.j, except for C.1.d (Building Enclosure) or subject to C.3.c (Standards for Specific Uses, Warehouses) of Section 22.84.030, five years;

b. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for the requirements specified in Subsection C.1.d. (Building Enclosure) along with or without any other requirements of Section 22.84.030, seven years; or

c. Subject to a Conditional Use Permit (Chapter 22.158) pursuant to this Chapter, seven years. Uses that are subject to a Conditional Use Permit pursuant to this Chapter shall be brought into full compliance with all applicable requirements of this Chapter, no later than [Seven years from effective date of Ordinance] or cease operations.

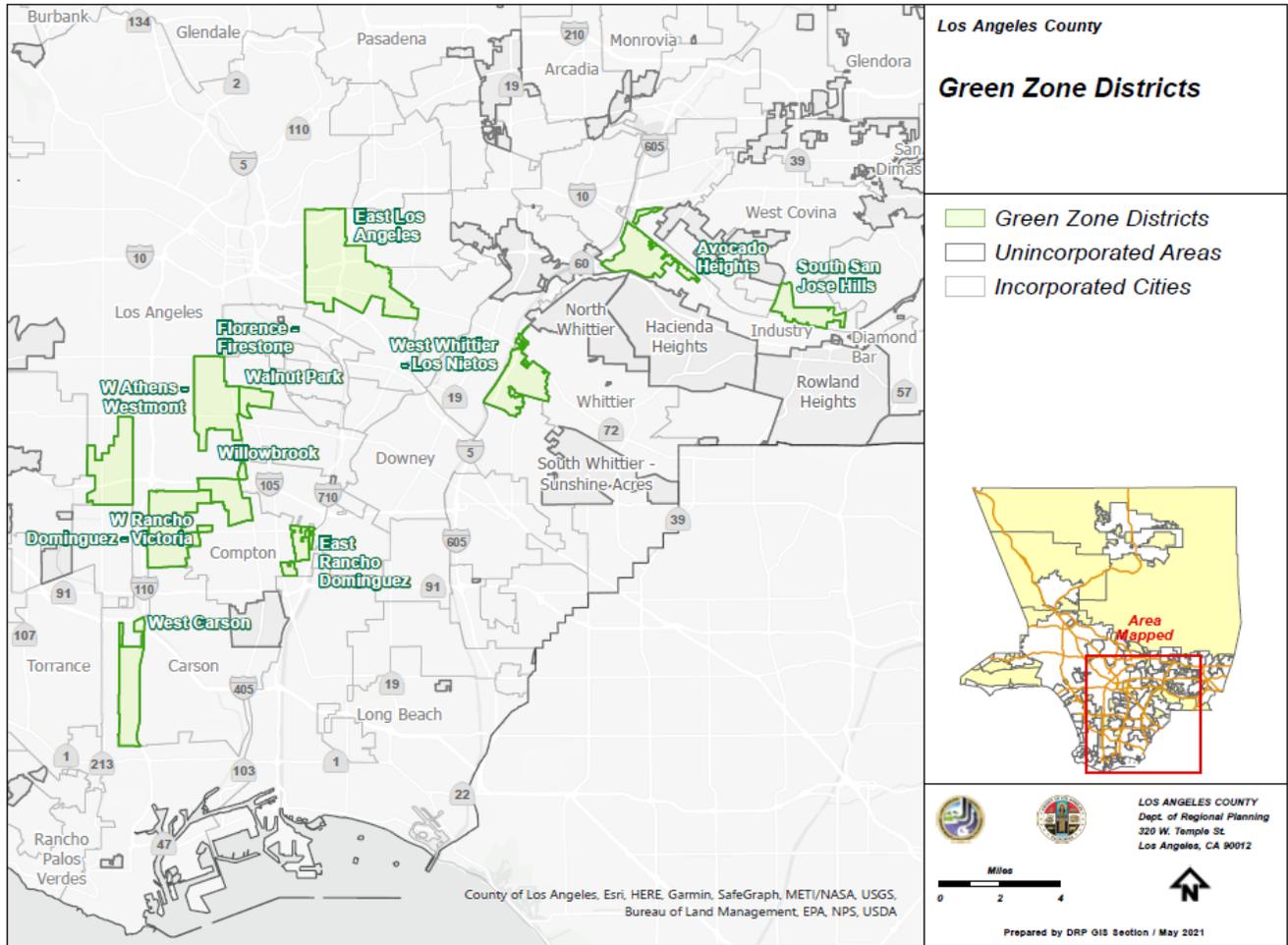
3. All existing uses that have been operating with an approved discretionary land use permit prior to [Effective date of Ordinance] as provided by this Title 22 shall be brought into full compliance with all applicable requirements of this Chapter upon a renewal of such permits or requirement for a new discretionary permit.

4. Compliance shall be defined solely for this Chapter as the implementation and or construction of all required development standards for uses subject to Chapter 22.84 within the timeframe identified in Table 22.84.040-A. For properties requiring improvements that fall into multiple compliance years, the longer timeline shall apply to all improvements.

22.84.050 Green Zone Districts Map.

The boundaries of the Green Zone District communities are shown on Figure 22.84.050-A: Green Zone Districts Boundaries, below.

Figure 22.84-A: Green Zone Districts Boundaries



SECTION 25. Section 22.112.070 is hereby amended to read as follows:

22.112.070 Required Parking Spaces.

A. Required Parking Spaces. Table 22.112.070-A, below, identifies the minimum number of parking spaces required to establish each use.

TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES	
Use	Number of Spaces
...	

Industrial uses – in any zone, excluding Zone SR-D		
	Industrial/manufacturing uses, excluding scrap metal processing, automobile dismantling, junk and salvage yards <u>recycling and solid waste facilities, and warehouses.</u>	1 space per 500 square feet and 1 space per vehicle directly used for <u>operation of the business.</u>
	Scrap metal processing, automobile dismantling, and junk and salvage yards ³ <u>Recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities except for landfills.</u>	1 space per vehicle directly used for <u>operation of the business</u> , and 1 space per 7,000 square feet or fraction thereof of yard area up to 42,000 square feet and 1 space per 20,000 square feet or fraction thereof of yard area in excess of 42,000 square feet. A minimum of 40 <u>3</u> spaces is required for each use.
...		
	Tasting rooms and remote tasting rooms	1 space per 100 square feet, including any outdoor floor area.
<u>Vehicle-related uses</u>		
	<u>Auto services, excluding automobile impound yards, automobile service stations, automobile supply stores, and boat repair.</u>	<u>1 space per 500 square feet of building or structure area used for repair work.</u>
...		
<p>...</p> <p>3. The parking spaces required herein shall not be used for the parking of vehicles used directly in the conducting operation of such uses <u>scrap metal processing yards or automobile dismantling yards</u>, or of renovated, repaired, or reassembled vehicles which are owned, operated, or in the possession of the proprietor of the yard. The addition of automobile parking spaces on an adjacent lot for purposes of complying with the parking requirements of this Section shall not be considered an expansion of the use.</p> <p>...</p>		

...

SECTION 26. Chapter 22.132 is hereby added to read as follows:

Chapter 22.132 Storage Enclosure Requirements for Recycling and

Solid Waste.

22.132.010 Purpose.

22.132.020 Applicability.

22.132.030 Development Standards.

22.132.010 Purpose.

This Chapter ensures that enclosed rooms or storage areas are provided to store, collect, and load waste, recyclable materials, and organic materials generated by commercial, industrial, and residential land uses with four or more units, and that the area may be safely accessed by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations.

22.132.020 Applicability.

This Chapter applies to recycling and solid waste storage associated with the following:

- A. New non-residential development;
- B. New residential development with four or more units; and
- C. Expansion by 50 percent or more of the existing floor area for existing

non-residential or residential developments with four or more units.

22.132.030 Development Standards.

A. Receptacles. All waste, compost, and recyclables shall be stored in closed receptacles at all times.

B. Location. The following location standards apply to recycling and solid waste storage areas.

1. All municipal solid waste, recyclable, and compostable material receptacles shall be located within the same enclosure, unless the Director determines that extraordinary circumstances prevent co-locating containers within one enclosure, thereby necessitating multiple enclosures.

2. The storage area shall be accessible to residents, employees, and refuse and recycling haulers at all times.

3. When the storage area is located outside of a building, it shall be located in the rear portion of the lot wherever feasible, or adjacent to an alley if the lot is bordered by an alley.

C. Distance Requirements.

1. Where an outdoor recycling and solid waste storage area is separated from an adjoining building, it shall be no closer than 10 feet from any building or 20 feet from any door or window in linear distance.

D. Area. Recycling and solid waste storage areas shall comply with any applicable requirements of the Department of Public Works, and have a vertical dimension of at least eight feet.

E. Clearance and Circulation. Outdoor recycling and solid waste storage areas shall not be located in any required yard, parking space, landscaped areas, or

other areas required to remain clear of obstructions to comply with Title 26 (Building Code) and Title 32 (Fire Code) of the County Code, and shall not obstruct vehicular or pedestrian circulation.

F. Enclosure.

1. All outdoor recycling and solid waste storage areas are required to have a view-obstructing fence or wall in compliance with Section 22.140.430 (Outdoor Storage). Chain-link fences are not sufficient for view-obstructing requirements unless combined with inserts that obstruct view to the satisfaction of the Director.

2. The height of stored items shall not exceed the enclosure surrounding it.

3. A roof shall be required to screen the storage area from views down from upper-story windows in adjacent residential or mixed-use buildings.

G. Paving. The ground or floor where the storage area is located shall be paved pursuant to Section 22.112.080.E (Paving). The paving shall extend beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works.

H. Signage.

1. At least one sign, not to exceed four square feet in area, shall be provided for recycling and waste storage areas.

2. The sign shall be posted adjacent to the entrance to the storage area.

3. The sign shall list the type of material that may be deposited in each receptacle.

I. Cleaning and Maintenance. Recycling and solid waste storage areas shall be maintained in a clean, litter-free condition, in such a way that vermin, rodents, or other pests are prevented from entering the area.

SECTION 27. Chapter 22.134 is hereby added to read as follows:

Chapter 22.134 Sensitive Uses Adjacent to Industrial, Recycling or Solid Waste, or Vehicle-Related Uses.

22.134.010 Applicability.

22.134.020 Application Review Procedures.

22.134.030 Development Standards.

22.134.010 Applicability.

22.134.010 Applicability.

A. The standards and requirements in this Chapter shall apply to any new sensitive use, including dwelling units (except for accessory dwelling units), schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, and daycares or preschools as accessory to a place of worship, developed on a lot that is adjacent to or adjoins any legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.20.030-B (Principal Use Regulations for Commercial Zones), except for vehicle sales and rentals sub-category.

B. In a Green Zone Districts, approval of a new sensitive use shall not subject existing industrial, recycling or solid waste, or vehicle-related uses to the requirements of Chapter 22.84 (Green Zone Districts).

22.134.020 Application and Review Procedures.

A. Applications to establish a new sensitive use adjacent to or adjoining an existing, legally-established industrial use, recycling or solid waste use, or vehicle-related use listed in Table 22.20.030-B (Principal Use Regulations for Commercial Zones), except for vehicle sales and rentals sub-category shall submit a Land-Use Map, including a land-use legend with symbols identifying existing land uses that are within a 500-foot radius of the property lines of the proposed site.

22.134.030. Development Standards for Sensitive Uses.

A. Setbacks and Landscaping.

1. In addition to the requirements of Chapter 22.126 (Tree Planting Requirements) a landscaped setback of a minimum 15 feet in depth and a minimum 3 feet in height, and shall be provided along the adjoining property lines or street frontage that directly faces any portion of an existing industrial, recycling or solid waste uses, or vehicle-related use.

2. All landscaping shall be drought-tolerant, include only non-invasive plant species, and include a mix of shrubs, turf, trees, or vertical landscaping.

3. The landscaping shall be maintained in a healthy condition, with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

B. Solid Walls. Solid walls shall be provided along the property lines or along required landscaping adjoining the applicable non-sensitive uses (industrial, recycling or solid waste uses, or vehicle-related uses, except for sales and rental) and shall have a uniform height of at least eight feet.

C. Open Space. Any common open space shall be buffered from the adjacent facilities by a building, structure(s), or landscaping of a minimum of three feet in height. The landscaped buffer shall be a minimum of three feet in depth on the premise.

D. Additional requirements.

1. All windows in any buildings shall be double-glazed (double-paned).

2. Balconies shall be prohibited on the side of a building that faces an adjoining lot containing an existing industrial uses, recycling or solid waste uses, or vehicle-related uses, except for vehicle sales and rentals,

3. Air filtration systems shall be provided in residential units and other rooms that are intended for human occupancy, as recommended by Public Works Building and Safety Division and the California Air Resources Board.

SECTION 28 Section 22.140.120 is hereby amended to read as follows:

22.140.120 ~~Automobile Dismantling Yards, Automobile Impound Yards, and Junk and Salvage Yards.~~

A. Applicability. This Section applies to ~~automobile dismantling yards,~~ automobile impound yards, ~~and junk and salvage yards~~ in all zones where permitted.

...

E. Landscaping. At least one square foot of landscaping shall be provided for each linear foot of street frontage, and said landscaping shall be developed in accordance with a site plan which complies with the following criteria:

1. Landscaping shall be distributed along said frontage and visible from the right of way in accordance with the site plan approved by the Director.

...

F. Storage.

1. No impounded, ~~wrecked, or dismantled~~ vehicles, ~~salvage, or junk~~ shall be placed or allowed to remain outside of the enclosed yard area.

2. No impounded, ~~wrecked, or dismantled~~ vehicles, ~~salvage, or junk~~ shall be stored at a height greater than that of the surrounding fence or wall unless the land upon which the yard is located is in Zone M-3 and such storage above said fence or wall is not within 500 feet of any other zone.

G. Additional Regulations. The standards of development for ~~automobile dismantling yards, automobile impound yards, or junk and salvage yards~~ as set forth in this Section shall not relieve the proprietors of such ~~automobile dismantling yards, automobile impound yards, or junk and salvage yards~~ from complying with all regulations, laws, and ordinances of the County and the State of California.

H. Schedule for Compliance

1. All ~~automobile dismantling yards, automobile impound yards, and junk and salvage yards~~ are hereby required to comply with the requirements set forth in Subsections B through G, above, in accordance with the following schedule:

a. All storage of ~~dismantled, impounded, or wrecked vehicles and salvage and junk~~ shall cease to be carried on in any area outside the confines of the fenced or walled area of the yard and above the height of the fence or wall, in compliance with Subsection B, above, within six months from January 26, 1980, the effective date of this Section.

...

2. Failure to comply with the requirements of Subsections B through G, above, shall be deemed to automatically terminate any existing nonconforming use or Conditional Use Permit (Chapter 22.158) authorizing the establishment of an ~~automobile dismantling yard, automobile impound yard, or junk and salvage yard~~. Compliance with said requirements shall not in and of itself constitute sufficient grounds for the granting of a Conditional Use Permit (Chapter 22.158) or the extension thereof.

...

Section 29. Section 22.140.350 is hereby amended to read as follows:

22.140.350 Mixed Use Developments in Commercial Zones.

A. Mixed Use Development in Zones C-H, C-1, C-2, C-3, and C-M.

...

54. Prohibited Uses. Notwithstanding the uses otherwise permitted in the zone, the following uses are prohibited in the commercial component of a mixed use development, as listed in Table 22.140.350-A, below.

TABLE 22.140.350-A: PROHIBITED USES	
...	
Service Uses	
Ambulance emergency service facilities	Hospital equipment and supply rentals <u>Mortuaries</u>
Ambulance service facilities	Mortuaries <u>Party equipment rentals</u>
Bakery shops	Party equipment rentals <u>Pet grooming</u>
Beauty shops	Pet grooming <u>Supermarket accessory recycling collection center</u>
...	
Furniture and appliance rentals	Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other similar equipment, excluding heavy machinery or trucks
<u>Hospital equipment and supply rentals</u>	
...	

65. Development Standards. The following development standards shall apply:

...

76. Performance Standards. The following performance standards shall apply:

87. Covenant and Agreement. The applicant shall record with the Registrar-Recorder/County Clerk, an agreement that the mixed use developments will be maintained in accordance with this Section as a covenant running with the land for the benefit of the County, and the covenant shall also declare that any violation thereof shall be subject to Enforcement Procedures (Chapter 22.242).

Section 30. Section 22.140.360 is hereby amended to read as follows:

22.140.360 Mixed Use Developments in MXD-RU.

...

E. Prohibited Uses. For any commercial component of a mixed use development in Zone MXD-RU, in addition to prohibited uses for commercial components of mixed use developments in Section 22.140.350.A.5 (Prohibited Uses), the uses listed in Table 22.140.360-A shall be prohibited:

TABLE 22.140.360-A: PROHIBITED USES	
...	...
Firewood, sale of	Stations-bus, railroad and taxi
Golf-driving ranges	Veterinary, small animal clinics <u>Supermarket accessory recycling collection center</u>
Hospitals	Veterinary, small animal hospitals <u>clinics</u>
Meat markets	<u>Veterinary, small animal hospitals</u>

SECTION 31. Section 22.140.430 is hereby amended to read as follows:

22.140.430 Outdoor Storage.

...

C. Industrial Zones. This Subsection C applies to outdoor storage in Zones M-1, M-1.5, M-2, M-2.5, and M-3.

1. Exemptions. The following uses are exempt from this Subsection C:

...

b. ~~Automobile dismantling and junk and salvage yards, which shall instead be subject to the standards in Section 22.140.120 (Automobile Dismantling Yards and Junk and Salvage Yards).~~ Outdoor storage that is subject to the standards in Chapter 22.84 (Green Zone Districts).

c. ~~Scrap metal processing yards, which shall instead be subject to the standards in Section 22.140.530 (Scrap Metal Processing Yards).~~

2. Fences and walls. Where a fence or wall is required pursuant to this Subsection C, it shall be developed as provided herein:

...

b. All fences and walls open to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone shall be constructed of the following materials:

i. ~~Metallic panels at least .024 inches thick, painted with a "baked-on" enamel or similar permanent finish;~~ coated with permanent metal finish;

that protects public health, safety, and welfare and minimizes significant impacts to the environment.

B. Applicability. This Section applies to pallet yards in Zones M-1, M-1.5, M-2, M-and 2.5.

C. Application Requirements.

1. A pallet yard as a primary use located in Zones M-1 and M-1.5 shall require a Minor Conditional Use Permit (Chapter 22.160).

2. A pallet yard as a primary use located in Zones M-2, and M-2.5 shall require a Ministerial Site Plan Review (Chapter 22.186) application.

3. Additional Application Materials. An operations plan that addresses all requirements specified in this Section shall be submitted with the application pursuant to Subsections C.1 and C.2, above.

4. Applicability of Supplemental District Regulations. For pallet yards subject to Chapter 22.84 (Green Zone Districts) and a provision of Chapter 22.84 regulates the same matter as this Section, the more restrictive provision shall apply.

5. Prohibition. Pallet yards are prohibited within the following areas as designated by the General Plan:

a. Agricultural Resource Areas.

b. High Fire Hazard Severity Zones.

c. Hillside Management Areas.

d. Significant Ecological Areas.

e. Very High Fire Hazard Severity Zones.

D. Development Standards.

1. Materials Accepted. Pallet yards may accept new or used pallets that are made of wood, as well as raw material (lumber) that will be used in constructing new pallets or repairing used pallets.

2. Permitted Activity and Equipment. Pallet yards may maintain activities associated with repair, deconstruction, reconstruction, recycling, or storage of pallets made of wood. Chipping and grinding or composting activities are subject to additional requirements specified in Section 22.140.740 (Organic Waste Facilities).

3. Building Enclosures and Walls.

a. All storage, including storage of all equipment used in conducting such business, other than parking, shall be enclosed by a building or a solid wall.

b. When a pallet yard is adjacent to a sensitive use, the following shall apply:

i. The entire operations and storage areas shall be conducted within an enclosed building; and

ii. An air filtration system shall be installed in the building to protect indoor air quality in accordance with California Division of Occupational Safety and Health and California Air Resources Board requirements, and for outdoor air quality in accordance with Air Quality Management District requirement. The Department of Public Health may be consulted on additional air quality recommendations.

4. Building Setbacks and Height. Any buildings or structures, or any portion proposed for additions, excluding chimneys, rooftop antennas, or roof solar panels, shall be set back within an encroachment plane sloping upward and inward starting at 35 feet for the new building or structure at the setback, or at the top of the existing roof for additions. For every foot above 35 feet, one additional foot setback is required, up to 45 feet.

5. Landscaping.

a. At least one square foot of landscaping shall be provided for each linear foot of street or highway frontage verified by a landscaping plan submitted to the Department, and shall meet the following standards:

i. Such landscaping area shall be planted with one 15-gallon tree for every 100 square feet.

ii. Landscaping shall be distributed along said frontage and visible from the right of way in accordance with the site plan approved by the Commission or Hearing Officer.

iii. No planting area shall have a horizontal dimension of less than three feet.

iv. A permanent watering system that satisfactorily irrigates all planted areas shall be provided. When hose bibs are utilized, they shall be located not more than 50 feet apart within the required landscaped area.

v. All landscaped areas shall be continuously and properly maintained in good condition.

vi. Landscaping shall include only non-invasive plant species.

vii. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers shall be electric and non-combustion powered.

6. Solid Walls.

a. For any pallet yard that consists of outdoor operations or storage other than customer parking, a solid wall such as a masonry wall or a concrete block wall shall be provided along the street frontage or any other lot lines adjoining a lot that contains a non-industrial use. All walls shall meet the following standards:

i. Be of a uniform height between eight feet and 15 feet;

ii. Be a minimum thickness of six inches;

iii. Be of a neutral color; and

iv. Be constructed in workmanlike manner and consist of materials such as concrete masonry unit (CMU) or masonry, brick, etc.

b. Where walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the walls and the lot line shall be fully landscaped according to the specifications described in Subsection D.5, above.

c. Any structures that are used as part of the yard or are exposed to view from a street or highway frontage shall be subject to color, maintenance, and sign requirements for walls as provided in Subsection D.6.a, above.

d. All fences that are intended to substitute or serve as solid walls are prohibited.

7. Storage of Materials.

a. Pallets shall be stored at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.

b. The height of pallets stored in an outdoor pallet yard shall not exceed the walls erected along the property lines.

8. Drop-off and Loading. Areas for and access to drop-off and loading shall be clearly designated by signage, shall not impede the on-site vehicular circulation, and shall comply with the following:

a. Drop-off and loading areas shall be located on site and furthest away from lot lines that are closest to any nearby sensitive uses.

b. "No Idling" Sign Required. Where loading spaces or area are provided, the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

9. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and avoid any impact on the public right-of-

way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

10. Perimeter Identification Sign. In addition to the signs that are permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each pallet yard shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way and by pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. Freestanding signs or portable signs are prohibited as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum of nine square feet. The area for perimeter identification sign shall not be accounted for the areas for business signs specific in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way.

The sign shall also include instructions for reporting violations to Regional Planning with the following text, or as updated by Regional Planning:

i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and

ii. "No loitering or littering is permitted on the premises. No materials shall be left outside of enclosures."

d. Additional signs and/or measures may be required by the Director in order to protect personnel and public health and safety.

11. Lighting. The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be shielded in such a way that lighting is directed inward to the facility and away from any lots containing residential or agricultural uses.

12. Cleaning and Maintenance. Facility shall be kept in a clean, safe, and sanitary condition at all times, and maintain a source of running water on site.

13. Hours of operation. Pallet yards may operate no earlier than 8:00 a.m. and no later than 6:00 p.m., Monday through Saturday. Pallet yards shall not operate on Sundays and national holidays, and comply with other restrictions regarding the hours of operations as approved by the Director.

E. Additional Findings. In addition to the findings required in Section 22.160.050 (Findings and Decision), all projects subject to this Section shall meet the following findings:

1. The project is sited and designed in such a way to minimize and prevent impacts to the persons residing or working in the surrounding area or within the project site by incorporating appropriate operation measures, equipment, and other best practices.

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions of dust or toxins, nuisance, and migration of residues offsite, and by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through operation and maintenance plans that the facility will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

F. Modification. When a modification is requested for development standards listed in Subsections D.3, D.4, and D.6, above, the following findings shall apply in addition to the findings required in Section 22.160.050 (Findings and Decision):]

1. The existing adjoining property is located in an Industrial Zone and is developed with a similar use, and/or existing structures serve as an enclosure as well or better than the wall required herein; and

2. The requested modification provides alternative means to prevent adverse effects on environment and health of the residents or occupants in surrounding areas.

G. Schedule for Compliance.

1. Notwithstanding Chapter 22.172 (Nonconforming Uses, Buildings and Structures), all existing pallet yards that have been legally established shall comply with the schedule of compliance as following:

a. All pallet yards that have an approved Conditional Use Permit (Chapter 22.158) or an approved Ministerial Site Plan (Chapter 22.186) and are subject to Chapter 22.84 (Green Zone Districts) shall comply with the schedule for compliance as specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses).

b. Other pallet yards that have an approved Conditional Use Permit (Chapter 22.158) shall be subject to all requirements of this Section upon a renewal of such permit.

c. Other pallet yards that have an approved Ministerial Site Plan (Chapter 22.186) shall submit a Minor Conditional Use Permit (Chapter 22.160) application in compliance with all requirements of this Section within five years from [DATE], the effective date of this Section.

H. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of Violation. Upon the issuance of a Notice of Violation, the facility may be subject to permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the site shall be vacated within 30 days of the permit denial or revocation.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

SECTION 34. Section 22.140.710 is hereby added to read as follows:

22.140.710 Supermarket Accessory Recycling Collection Center.

A. Purpose. This Section establishes standards, conditions, and procedures that support and facilitate the development of recycling collection centers as an outdoor accessory use to existing supermarkets in a manner that protects public health, safety, and welfare and minimizes impacts to the environment.

B. Definition. Specific terms used in this Section are defined in Section 22.14.180 (R) in Division 2 (Definitions), under "Recycling and Solid Waste."

C. Applicability. This Section applies to recycling collection centers that only accept beverage containers that are established on an existing supermarket site as an accessory use in Zones C-1, 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. Any other types of recycling collection centers or bins are prohibited as an accessory use.

D. Prohibited. A recycling collection center as an outdoor accessory use to an existing supermarket as defined in Section 22.14.180 (R) in Division 2 (Definitions),

under "Recycling and Solid Waste" is prohibited within a mixed-use development containing residential uses.

E. Application Requirement. A Ministerial Site Plan (Chapter 22.186) application is required for each supermarket accessory recycling collection center provided that the property and the existing principal use comply with all currently applicable development standards and are free of any zoning violations.

F. Additional Application Materials. In addition to the application materials required for a Ministerial Site Plan (Chapter 22.186), the application shall contain the following information:

1. Letters of authorization from the supermarket operator and property owner authorizing the applicant to operate a supermarket accessory recycling collection center;

2. A copy of the State certification allowing a supermarket accessory recycling collection center on the site; and

3. A copy of the current and valid County business license issued for the supermarket.

G. Development Standards. Supermarket accessory recycling collection centers as an accessory use shall comply with the following standards:

1. Materials accepted. Supermarket accessory recycling collection center may only accept beverage containers in which a beverage is sold, and which is constructed of metal, glass, plastic, or any combination of these materials, such as bottles, cans, jars, or cartons.

2. Permitted Activity. A supermarket accessory recycling collection center shall only receive material that has been separated for reuse prior to receipt. The center may not process materials except for sorting, bundling, or bailing.

3. Distance. The supermarket accessory recycling collection center shall be located a minimum of 100 feet from Residential Zones, Commercial Zones, and Agricultural zoned parcels containing a residential use, or a mixed-use development containing residential uses.

4. Size. The total area occupied for a supermarket accessory recycling collection center shall not exceed 500 square feet.

5. Setback. The supermarket accessory recycling collection center shall be placed a minimum of 10 feet from all property lines, structures, a public right-of-way, or driveways.

6. Equipment. Power-driven processing equipment, except for reverse vending machines, is prohibited.

7. Storage of Collected Materials.

a. The recyclable materials shall be deposited and stored in containers that have lids or closed containers. The containers shall be maintained in good condition and appearance with no structural damage, holes or visible rust, and be free of graffiti.

b. When the container is placed near a public or private sidewalk, a minimum of five-foot clearance shall be provided between the container and the sidewalk.

c. Vertical stacking of containers or receptacles is prohibited.

d. The containers shall be placed on a paved surface.

8. Drop-off and Loading Areas.

a. Areas for and access to drop-off and loading shall be clearly designated and shall not impede the on-site traffic circulation.

b. "No Idling" Sign Required. Where loading spaces or areas are provided, the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

c. A minimum of two containers shall be provided for customers to dispose of non-recyclable items. At least one of the containers shall have no perforations, mesh, or holes and be provided for customers to dispose any residual liquids from beverage containers prior to depositing them at the supermarket accessory recycling collection center.

9. Site Identification Sign. One sign with a minimum dimension of two feet in width and two feet in length and maximum dimension of three feet in width and three feet in length shall be permanently fixed on the supermarket accessory recycling collection center in a location visible and with text that is legible to customers and from the front of the nearest street. No freestanding signs, portable signs, or

banners shall be allowed. The sign shall include the hours of operation, type of materials that may be deposited, telephone number of facility operator or a representative of the facility operator, phone number of the Zoning Enforcement Section of the Department, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also say the following: "No loitering or littering is permitted on the premises. No materials shall be left outside of enclosures."

10. Required Parking. No additional parking is required for a supermarket accessory recycling collection center. However, supermarket accessory recycling collection centers shall not reduce the amount of parking for the existing uses on the property below the minimum required by Chapter 22.112 (Parking), unless a Minor Parking Deviation (Chapter 22.176) application is approved for the subject property.

11. Lighting. The supermarket accessory recycling collection center shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

12. Hours of Operation. Hours of operation are limited to 9:00 a.m. to 6:00 p.m., Monday through Saturday, and 12:00 p.m. to 5:00 p.m. on Sunday.

13. The supermarket accessory recycling collection center must be removed within 60 days of the day the supermarket ceases to operate.

SECTION 35. Section 22.140.720 is hereby added to read as follows:

22.140.720 Recycling Collection Facilities.

A. This Section establishes standards, conditions, and procedures that support and facilitate the development of recycling collection facilities as a principal use in a manner that protects public health, safety, and welfare, and minimizes significant impacts to the environment.

B. Definition. Specific terms used in this Section are defined in Section 22.14.180 (R) in Division 2 (Definitions), under "Recycling and Solid Waste."

C. Applicability.

1. This Section applies to recycling collection facilities as a principal use in Zones M-1, M-1.5, M-2, and M-2.5 for the deposit, drop-off, or buy-back of specific recyclable materials that may not involve processing, other than those specified in this Section.

2. Exception. This Section does not apply to legally established facilities that were approved with a Conditional Use Permit (Chapter 22.158) prior to [effective date of ordinance]. However, all requirements set forth in this Section shall apply to such facilities upon the expiration of the permit.

3. Applicability of Supplemental District Regulations. For recycling collection facilities where a provision of the supplemental district regulates the same matter as this Section, the more restrictive provision shall apply.

4. Emergency Situations. Where the Director has determined that an emergency exists, the Director has discretion to allow limited-term (not to exceed

12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirement. A recycling collection facility requires a Conditional Use Permit (Chapter 22.158) application and shall meet the following requirements:

1. The parcel shall contain a minimum of 5,000 square feet of lot area, and,

2. If any portion of the lot containing the recycling collection facility is within a 500-foot radius of a lot containing a sensitive use, the entire facility shall be completely enclosed in a building.

E. Co-location. A recycling collection facility that co-locates as a primary use on a parcel with an existing solid or recycling waste facility may be permitted to apply for a modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), provided that the following requirements are met:

1. The existing use is established with an approved Conditional Use Permit;

2. The approved Conditional Use Permit being modified is active and not expired; and

3. The existing use is in compliance with all existing Conditional Use Permit conditions.

F. Additional Application Materials. In addition to Subsection D, above, an operations plan that addresses all requirements specified in this Section shall be submitted.

G. Development Standards.

1. Materials Accepted. Recycling collection facilities may accept paper, cardboard, glass, non-ferrous metal, plastic, or other items deemed appropriate by the Commission or Hearing Officer. Liquid waste, organic waste, and mixed solid waste are prohibited. Collection of any hazardous waste is prohibited unless an appropriate permit from the Fire Department and/or California Department of Toxic Substances Control has been provided to the Director.

2. Permitted Activity. A recycling collection facility shall only receive materials that have been previously separated off-site for reuse. The facility may not process materials, including briquetting, cleaning, compacting, crushing, flattening, grinding, re-manufacturing and shredding, except for sorting, bundling, or bailing.

3. Building Height. When a recycling collection facility is located on a site that is within a 500-foot radius of a lot containing a sensitive use, any building or structures or any portion proposed for additions, excluding chimneys, rooftop antennas, or roof solar panels, shall be within an encroachment plane sloping upward and inward, starting at 35 feet for new building or structure at the setback, or at the top of the existing roof for additions. For every foot above 35 feet, one additional foot setback is required, up to 45 feet. In such cases, the maximum building height permitted shall be 45 feet.

4. Walls, Fences, and Landscaping.

a. If a recycling collection facility site is located within a 500-foot radius of a lot containing sensitive uses, walls and landscaping shall be provided according to the requirements set forth in Chapter 22.84 (Green Zone Districts).

b. Any outdoor recycling collection facilities that are not subject to the requirements in Subsection F.4.a, above, shall provide walls or fences according to the requirements set forth in Section 22.140.430 (Outdoor Storage).

5. Storage of Collected Materials. All recyclable materials on site shall be stored in a secured manner in designated receptacles, bins, or pallets, and located on a paved impermeable surface or stored within an enclosed building. Vertical stacking or storage of materials shall not exceed the height of the walls erected along the property lines.

6. Accessory Structures and Utilities. Any recycling collection facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed to the ground, and one toilet that is served by public water and sewer, or otherwise approved by the Director, as well as the Departments of Public Health and Public Works.

7. Drop-Off and Loading for Facilities Open to General Public. Areas for and access to drop-off and loading shall be clearly designated and shall not impede on-site vehicular circulation. Drop-off and loading areas shall be located on site furthest away from lot lines that are closest to a nearby sensitive use, and shall comply with the following:

a. "No Idling" Sign Required. Where loading spaces are provided or the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

b. A minimum of two receptacles shall be provided within a designated area near unloading areas for customer use, with a sign that identifies the type of materials to be deposited:

i. A trash receptacle for non-liquid waste.

ii. At least one leak-proof receptacle to place any residual liquids prior to depositing liquid containers at the recycling collection facility.

8. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

9. Perimeter Identification Sign. In addition to the sign that is permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each recycling collection facility shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible from the public right of way and legible for pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. No freestanding signs or portable signs are permitted as the perimeter identification sign.

b. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum of nine square feet. The area for the perimeter identification sign shall not be accounted for the areas for business signs specified in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions or reporting violations to Regional Planning and AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by Regional Planning or AQMD:

i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and

ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG visit www.aqmd.gov."

c. The sign shall also indicate the following: "No loitering," "No littering," and "No materials left outside of the recycling collection enclosure or containers."

d. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

10. Surfacing Requirements. All areas designated for operations and storage of recyclable materials shall be paved and maintained to the satisfaction of the Director and Public Works.

11. Lighting. The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

12. Grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, state, and local laws with regard to protection of Tribal Cultural Resources.

13. Cleaning and Maintenance. The facility shall be kept in a clean, safe, and sanitary condition at all times, and maintain a source of running water on site.

H. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), all projects subject to this Section shall meet the following findings:

1. The project is sited and designed in such a way to minimize and prevent impacts to the persons residing or working in the surrounding area or within the project site by incorporating appropriate operation strategies, mitigation measures, equipment, and other best practices.

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions of dust or toxins, nuisances, and migration of residues offsite, and by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through an operation and maintenance plans that it will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

I. Modification. When a modification is requested for development standards listed in Subsection F.4, above, the following findings shall apply in addition to the findings required in Section 22.158.050.B (Findings and Decision):

1. The existing adjoining property is located in an Industrial Zone and is developed with a similar use, and/or existing structures serve as an enclosure as well or better than the wall required herein; and

2. The requested modification provides alternative means to prevent adverse effects on environment and health of the residents and occupants in surrounding areas.

J. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of Violation. Upon the second Notice of Violation issued within a year from the first Notice of Violation, the project will immediately be scheduled for permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a recycling collection facility is denied or revoked, the site shall be vacated within 30 days of the permit denial or revocation.

2. Upon closure of the recycling collection facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

K. Fees. In the case when a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

SECTION 36. Section 22.140.730 is hereby added to read as follows:

22.140.730 Recycling Processing Facilities.

A. This Section establishes standards, conditions, and procedures that support and facilitate the development of recycling processing facilities in a manner that

protects public health, safety, and welfare and minimizes significant impacts to the environment.

B. Definitions. Specific terms used in this Section are defined in Section 22.14.180 (R) in Division 2 (Definitions), under "Recycling and Solid Waste."

C. Applicability.

1. This Chapter applies to recycling processing facilities, including transfer stations, materials recovery facilities (MRFs), construction and demolition debris (C&D) recycling facilities, automobile dismantling and recycling yards, scrap metal yards, inert debris processing facilities, conversion technology facilities (recycling), and other businesses processing used materials for recycling purposes. Incidental storage or sales may be permitted.

2. Exception. This Section does not apply to legally established facilities that were approved with a Conditional Use Permit (Chapter 22.158) prior to [effective date of ordinance]. However, all requirements set forth in this Section shall apply upon the expiration of such permits.

3. Applicability of Supplemental District Regulations.

a. Recycling processing facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts) shall comply with the applicable requirements in the Chapter 22.84 (Green Zone Districts).

b. For recycling processing facilities in which a provision of the supplemental district regulates the same matter as this Section, the more restrictive provision shall apply.

4. Similar Uses.

a. The Director may determine that a proposed type of recycling processing facility that is not listed in this Section, or in Division 2 (Definitions) may be allowed in compliance with requirements in this Section as deemed appropriate.

b. For a similar use, a Conditional Use Permit (Chapter 22.158) application is required.

c. Emergency Situations. Where the Director has determined that an emergency exists through an official Emergency Ordinance, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirement. Recycling processing facilities that meet the requirements specified in Table 22.140.730-A, below, shall require a Conditional Use Permit (Chapter 22.158) application:

TABLE 22.140.730-A: APPLICATION REQUIREMENTS FOR RECYCLING PROCESSING FACILITIES

<u>Requirements</u>	<u>MRF and Transfer Station</u>	<u>Auto Dismantling or Scrap Metal Facilities</u>	<u>C&D or Inert Debris Processing Facilities</u>	<u>Conversion Technology (Recycling) Facilities that process materials other than solid waste</u>
<u>Permitted Zones</u>	<u>M-2 and M-2.5</u>	<u>M-2 and M-2.5</u>	<u>M-1, M-1.5, M-2, M-2.5, and A-2 (Except C&D prohibited in A-2)</u>	<u>M-1, M-1.5, M-2, M-2.5, and A-2</u>
<u>Prohibition</u>	<u>Significant Ecological Areas, and Hillside Management Areas</u>	<u>Significant Ecological Areas, and Hillside Management Areas</u>	<u>Significant Ecological Areas, Agricultural Resource Areas, and Hillside Management Areas</u>	<u>Significant Ecological Areas, Agricultural Resource Areas, and Hillside Management Areas</u>
<u>Minimum distance to the nearest sensitive uses</u>	<u>500'¹</u>	<u>500' for outdoor operation</u>	<u>500'</u>	<u>500'</u>
<u>Enclosure</u>	<u>Fully enclosed</u>	<u>Fully enclosed if within 500' of the lot line of the nearest sensitive uses²</u>	<u>Fully enclosed if within 1000' of the lot line of the nearest sensitive uses</u>	<u>Fully enclosed</u>

1. See Subsection H.1., Specific Standards for Materials Recovery Facilities and Transfer Stations.
 2. For auto dismantlers and scrap metal facilities, the dismantling, crushing and shredding activities shall be enclosed within a structure. Ancillary operations, parking, and storage, including storage of equipment used in conducting such business, may be maintained outdoors, but shall be fully contained within the property boundaries and shall not extend onto adjacent public rights-of-way, or neighboring properties. The garage door or opening of the enclosed building shall face the opposite direction of the nearest sensitive use and may be kept open during operation for ventilation.

E. Co-location. A recycling processing facility that co-locates as a primary use on a parcel with an existing solid or recycling waste facility may be permitted to apply for a modification of an existing Conditional Use Permit pursuant to Chapter

22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions),

provided that the following conditions are met:

1. The existing use is established with an approved Conditional Use Permit;

2. The approved Conditional Use Permit is active (and not expired);
and

3. The existing use is in compliance with all exiting Conditional Use Permit conditions.

F. Additional Application Materials. The applicant shall provide the following additional application materials:

1. A detailed description of all aspects of proposed operations, including but not limited to requirements provided in this Subsection F;

2. A noise evaluation report and control plans for odor, dust, and vibration prepared by a licensed professional. These materials shall be approved by the Department of Public Health prior to finalization of the permit;

3. When storage and/or processing is conducted outdoor, control plans for other hazards shall be required;

4. A statement demonstrating consistency with the adopted County Solid Waste Management Plan and/or the County Hazardous Waste Management Program as approved by Public Works; and

5. Construction and demolition debris facilities shall have diversion rates certified by Public Works or by a third party and approved by Public Works.

G. Development Standards.

1. Materials Accepted for Processing.

a. Recycling processing facilities may accept materials such as paper, cardboard, glass, metal, plastic, construction and demolition debris, inert debris, tires and rubber, automobiles or automobile parts, pallets, or other items deemed appropriate by the Director.

b. Collection of any hazardous waste are prohibited unless the recycling processing facility site is located in Zone M-2 outside a 500-foot radius of a lot containing a sensitive use, and an appropriate permit has been obtained from the Fire Department and/or California Department of Toxic Substances Control.

2. Permitted Activity and Equipment. A recycling processing facility may use automated machinery for sorting, separating, baling, briquetting, crushing, compacting, grinding, shredding, and sorting of source-separated recyclable materials, subject to additional dust mitigation measures as required by Air Quality Management Districts and/or noise mitigation measures as required by Department of Public Health.

3. Building Height. For any recycling processing facilities that adjoin or are adjacent to sensitive uses, any buildings or structures or any portion proposed for additions, excluding chimneys, rooftop antennas, or roof solar panels, shall be within an encroachment plane sloping upward and inward starting at 35 feet for new building or structure at the setback, or at the top of the existing roof for additions. For every foot above 35 feet, an additional one-foot setback is required, up to 45 feet. For other sites

within a 500-foot radius of a lot containing a sensitive use, the maximum building height shall be 45 feet.

4. Fences, Walls, and Landscaping.

a. If a recycling processing facility site is located within a 500-foot radius of a lot containing a sensitive use, walls and landscaping shall be provided according to the requirements set forth in Chapter 22.84 (Green Zone Districts).

b. Outdoor recycling processing facilities that are not subject to Subsection F.4.a, above, shall provide walls or fences and landscaping according to the requirements set forth in Section 22.140.430 (Outdoor Storage).

5. Drop-Off and Loading for facilities open to general public. Areas for and access to drop-off and loading shall be clearly designated and shall not impede the on-site vehicular circulation. Drop-off and loading zones shall be located on site furthest away from lot lines that are closest to a nearby sensitive uses and shall comply with the following:

a. "No Idling" Sign Required. Where loading spaces are provided or the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

b. A minimum of two receptacles shall be provided within a designated area near unloading areas for customer use, with a sign that identifies the type of materials to be deposited:

i. A trash receptacle for non-liquid waste; and

ii. At least one leak-proof receptacle to place any residual liquids prior to depositing liquid containers at recycling processing facility.

6. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

7. Storage of Collected Materials. All recyclable materials shall be stored on site in designated receptacles, bins, pallets, or areas.

8. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each recycling processing facility shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public-right-of-way for pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. No freestanding signs or portable signs are permitted as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum area of four square feet and maximum area of nine square feet. The area for the perimeter identification sign shall not be accounted for the areas for business signs specified in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions or reporting violations to Regional Planning and AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by Regional Planning or AQMD:

i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and

ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG visit www.aqmd.gov."

d. The sign shall also indicate the following: "No loitering," "No littering," and "No materials left outside of the recycling enclosures or containers."

e. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

9. Access. Any roads or highways that are used for vehicular access to a recycling processing facility site as well as other areas on-site used for vehicular maneuvering shall be improved and maintained to the satisfaction of Public Works and Fire Department.

10. Lighting. The facility, yard, and equipment shall be equipped with lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

11. Grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, state, and local laws with regard to protection of Tribal Cultural Resources.

12. Cleaning and Maintenance. The facility shall be kept in a clean, safe and sanitary condition at all times, and maintain a source of running water on site.

H. Specific Requirements for Materials Recovery Facilities and Transfer Stations.

1. Any new materials recovery facility or transfer station sites shall be located outside a 500-foot buffer of a lot that contains a sensitive use.

2. All operations and storage, including equipment used in conducting such business, other than parking, shall be conducted within completely enclosed buildings.

3. Surfacing. All areas designated for operations and storage of recyclable materials shall be paved with impermeable surfacing, subject to approval by the Director and the Department of Public Works, to prevent offsite water leak or contamination, or tracking of dust or mud.

a. All areas of broken concrete or asphalt, including but not limited to divots, cracks, potholes, and spalling of concrete or asphalt in the raw material receiving area of a recycling processing facility, or any portion of the facility where waste materials are unloaded and touch the ground outside of an enclosure shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

4. Exceptions.

a. Notwithstanding Chapter 22.172 (Nonconforming Uses, Building and Structures), existing recycling processing facilities that operate within completely enclosed buildings and are located within a 500-foot radius of a lot containing a sensitive use may continue operation provided that they have an approved Conditional Use Permit (Chapter 22.158) or obtain an approval for a Conditional Use Permit within 7 years of [Effective Date of this Ordinance].

b. Notwithstanding Chapter 22.172 (Nonconforming Uses, Building and Structures), existing outdoor recycling processing facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts) may continue operation provided that the facilities are in compliance with all applicable requirements in the

Chapter 22. 84 (Green Zone Districts), including Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses).

I. Specific Requirements for Auto Dismantling Facilities and Scrap Metal Facilities.

1. For auto dismantling or scrap metal facility sites located within a 500-foot radius of the lot containing a sensitive use, all dismantling activity and scrap metal crushing and shredding shall be conducted in an enclosed building. Ancillary operations, parking, and storage, including storage of equipment used in conducting such business, may be maintained outdoors, but shall be fully contained within the property boundaries and shall not extend onto adjacent public rights-of-way, or neighboring properties. The garage door or opening of the enclosed building for dismantling activity and scrap metal crushing and shredding shall face the opposite direction of the nearest sensitive use and may be kept open during operation for ventilation.

2. Storage of Materials.

a. All materials shall be stored in a secured manner within designated areas on a paved impermeable surface, or within an enclosed building.

b. Any materials stored outdoors shall be located at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.

c. The height of the materials stored outdoor shall not exceed the walls or fences erected along the property lines.

3. Accessory Structures and Utilities. Auto dismantling facilities and scrap metal facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed to the ground and one toilet that is served by public water and sewer, or otherwise approved by the Director and the Department of Public Health.

J. Specific Requirements for Construction and Demolition Debris and Inert Debris Processing Facilities.

1. Materials Accepted. Construction and demolition debris or inert debris processing facilities shall receive materials that have been separated for reuse prior to receipt.

2. Any construction and demolition debris or inert debris processing facility sites shall be located outside a 500-foot buffer of a lot that contains a sensitive use.

3. Any construction and demolition debris processing facility or inert debris processing facility located between a 501-1,000-foot buffer of a lot that contains a sensitive use shall conduct all operations, including storage and equipment use, within completely enclosed buildings.

4. Storage of Materials.

a. All materials shall be stored in a secured manner within designated areas.

b. Any materials stored outdoors shall be located at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.

c. For any materials located within 50 feet of the property line or visible from the right of way, the height of the materials stored outdoors shall not exceed the walls or fences erected along the property lines.

5. Accessory Structures and Utilities. Construction demolition debris or inert debris processing facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed on the ground and one toilet that is served by public water and sewer, or otherwise approved by the Director and the Department of Public Health.

K. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), the following additional findings shall apply:

1. The project is sited and designed in such a way that the operation minimizes impacts, such as noise, dust, traffic, and odor, to the environment and persons residing or working in the surrounding area or within the project site. Such impacts include, but are not limited to, noise, dust, traffic, and odor.

2. The requested use shall operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions, dust, noise, nuisance, and migration of residues offsite.

3. The operator has demonstrated through an operation and maintenance plans that the facility shall incorporate best practices for operation and site maintenance, including evidence that the facility shall be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

L. Additional Findings for a Modification to Development Standards.

1. A modification may be requested for the following development standards:

a. Subsection G.4 (Fences, Walls, and Landscaping);

b. Subsections H.3 (Surfacing);

c. Subsection I.3 (Accessory Structures and Utilities for Auto Dismantling Facilities and Scrap Metal Facilities);

d. Subsection J.4.C (Storage of Materials for Construction Demolition Debris and Inert Debris Processing Facilities); and

e. Subsection J.5 (Accessory Structures and Utilities for Construction Demolition Debris and Inert Debris Processing Facilities), provided that the facility site is located within the Rural Outdoor Lighting District (Chapter 22.80).

f. Minimum distance requirements as specified in Subsection J.2 (Specific Requirements for Construction Demolition Debris and Inert Debris Processing Facilities), provided that the facility site is at least seven acres in size and the entire operation area is located outside a 500-foot radius of the nearest lot containing a sensitive use.

g. Minimum distance requirements as specified in Subsection J.3 (Specific Requirements for Construction Demolition Debris and Inert Debris Processing Facilities), provided that the facility site is at least 25 acres in size and the entire operation area may be located outside a 1,000-foot radius of the nearest lot containing a sensitive use.

2. In addition to the applicable findings required by Subsection K, above, a modification request shall meet the following findings to be approved, as applicable:

a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property;

b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the surrounding communities; and

c. Granting the requested modification is consistent with the goals of this Section.

M. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), any recycling processing facilities that fail to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate issuance of a Notice of Violation. Upon the issuance of the Notice of

Violation, the project may be subject to permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the site shall be vacated.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

N. Fees. In the case when a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

SECTION 37. Section 22.140.740 is hereby added to read as follows:

22.140.740 Organic Waste Facilities.

A. This Section establishes standards, conditions, and procedures that support and facilitate the development of organic waste facilities in a manner that protects public health, safety, and welfare, and minimizes significant impacts to the environment.

B. Definitions. Specific terms used in this Section are defined in Section 22.14.180 (R) (Definitions), under "Recycling and Solid Waste."

C. Applicability.

1. This Section applies to facilities that handle organic waste, including mulching facilities, chipping and grinding facilities, composting facilities, and in-vessel organic waste conversion facilities as a principal use or as a co-located use with other recycling or solid waste facilities.

2. Exception. This Section does not apply to existing, legally established facilities that were approved with the appropriate land use entitlements and are not subject to the requirements in Chapter 22.84 (Green Zone Districts). For such facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts), this Section does not apply until the expiration of such entitlements. Facilities with an approved Ministerial Site Plan (Chapter 22.186) shall comply with the applicable provisions of this Section pursuant to Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses).

a. Co-location in Zones M-1 and M-1.5. An organic waste use that proposes co-location with an existing, legally established solid-waste facility in Zones M-1 or M-1.5 that was approved with a Conditional Use Permit prior to [Effective date of this ordinance], and not subject to the requirements in Chapter 22.84 (Green Zone Districts), may be permitted to apply for a modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), given the following are met:

i. The existing use is established with an approved Conditional Use Permit;

ii. The approved Conditional Use Permit is active (and not expired); and

iii. The existing use is in compliance with all existing Conditional Use Permit standards.

3. Applicability of Supplemental District Regulations.

a. Organic waste facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts) shall comply with the applicable requirements in that Chapter.

b. For recycling processing facilities where a provision of the supplemental district regulates the same matter as this Section, the more restrictive requirements shall apply.

4. Similar Uses.

a. The Director may determine that a proposed organic waste facility not listed in this Section, or in Division 2 (Definitions) may be allowed in compliance with requirements in this Section as deemed appropriate.

b. For a similar use, a Conditional Use Permit (Chapter 22.158) application is required.

c. Emergency Situations. Where the Director has determined that an emergency exists, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirement. Organic waste facilities that meet the criteria specified in Table 22.140.740-A, below, shall require a Conditional Use Permit (Chapter 22.158) application:

TABLE 22.140.740-A: REQUIREMENTS FOR ORGANIC WASTE FACILITIES				
	<u>Chipping and Grinding or Mulching Facilities</u>	<u>Composting Facilities, including In-vessel Composting</u>	<u>Anaerobic Digestion Facilities, Non-combustion Biomass Conversion Facilities⁴</u>	<u>Combustion Biomass Conversion Facilities</u>
<u>Permitted Zones</u>	<u>M-1, M-1.5, M-2, M-2.5 and A-2</u>	<u>M-1², M-1.5², M-2, M-2.5, and A-2</u>	<u>M-2, M-2.5, and A-2</u>	<u>M-2, M-2.5, and A-2</u>
<u>Prohibition¹</u>	<u>SEA, High Fire Hazard Severity Zone, or Very High Fire Hazard Severity Zone</u>	<u>SEA</u>	<u>SEA, ARA</u>	<u>SEA, ARA</u>
<u>Distance to the nearest sensitive uses</u>	<u>1500' from the lot line of the nearest sensitive use, unless entirely enclosed</u>	<u>500³ or 1500' from the lot line of the nearest sensitive use</u>	<u>500' or 1500⁵ from the lot line of the nearest sensitive use</u>	<u>1500' from the lot line of the nearest sensitive use, unless entirely enclosed</u>
<u>Minimum Lot Size</u>	<u>1.5 acres</u>	<u>3 acres</u>	<u>3 acres</u>	<u>3 acres</u>
<p>1. Any portion of the facility and operation areas are prohibited in specified areas.</p> <p>2. A composting facility that accepts green materials only may be permitted in zones M-1 and M-1.5.</p> <p>3. A composting facility that accepts green materials only or is fully enclosed within a building and accessory to a legally, established use, and processes waste generated on-site only, may be located within 500 feet of a lot containing a sensitive use. Otherwise a composting facility shall be located at least 1,500 feet from a lot containing a sensitive use.</p> <p>4. Anaerobic digestion facilities and non-combustion biomass conversion facilities that are co-located with an existing landfill are exempt from the zoning requirements.</p> <p>5. An anaerobic digestion or non-combustion biomass conversion facility that is fully enclosed within a building, processes waste produced on-site only, and is accessory to a legally, established use may be located within 500 feet from a lot containing a sensitive use. Otherwise an anaerobic digestion or non-combustion biomass conversion facility shall be located at least 1,500 feet from a lot containing a sensitive use.</p>				

E. Co-location. An organic waste facility that co-locates as a primary use on a parcel with an existing solid or recycling waste facility may be permitted to apply for a

modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), given the following are met:

1. The existing use is established with an approved Conditional Use Permit;

2. The approved Conditional Use Permit is active (and not expired);
and

3. The existing use is in compliance with all existing Conditional Use Permit standards.

F. Organic Waste Accessory Uses. An organic waste use, including vermicomposting, in-vessel composting, such as anaerobic digestion or biomass conversion facility may be permitted through a Ministerial Site Plan Review or in conjunction with a required Conditional Use Permit application as an accessory organic waste processing or composting when operated in conjunction with a commercial or institutional use permitted in the zone, but not as a separate primary use, where large amounts of food or other organic waste are generated (including schools, hospitals, restaurants, supermarkets, plant nurseries, etc.), so long as the accessory use does not exceed processing of 100 tons per day, is limited to processing only organic waste generated on-site, and is conducted completely in an enclosed structure that meets the requirements specified in Chapter 22.130 (Storage Enclosure for Recycling and Solid Waste). The organic waste accessory use may be located within the primary structure or an accessory structure attached or detached from the primary structure. If the

organic waste accessory use is located within a detached accessory structure, the accessory structure must have a 10-foot separation from any building and 20-foot separation from any door or window. The organic waste accessory use shall be required to obtain a building permit from Public Works and must comply with additional restrictions, requirements, monitoring, and inspections pertaining to odor, noise, emissions, traffic, and other potential impacts as determined by Public Works.

G. Additional Application Materials. The applicant shall submit additional materials as follows:

1. A detailed description of all aspects of proposed operations and facility maintenance plans, including but not limited to all requirements provided in this Section, types and volumes of feedstocks, conversion technology process to be employed, proposed use of energy products, the types and volumes of any waste produced and ways to dispose of them, as applicable;

2. A noise evaluation report and control plans for odor, dust, and vibration prepared by a licensed professional. These materials shall be approved by the Department of Public Health prior to the permit being finalized;

3. A litter and vector control plan and maintenance plan approved by the Department of Public Health;

4. A statement demonstrating consistency with the adopted County Solid Waste Management Plan and/or the County Hazardous Waste Management Program as approved by Public Works.

H. Development Standards.

1. Materials Accepted. Facilities may accept organic materials including, but not limited to, compostable materials, yard trimmings, untreated wood wastes, natural fiber productions, food waste, manure, biosolids, digestate, and other materials as approved by California Department of Resources Recycling and Recovery (CalRecycle) and the Director. Treated or untreated medical waste or hazardous waste are prohibited.

2. Permitted Activity and Equipment.

a. Transfer, pre-processing, mixing, composting, screening, chipping and grinding, storage, in-vessel processing, and other processing necessary to production of compost, compost feedstocks, chipped and ground materials, and other byproducts as approved by the Director.

b. In-vessel digestion process may also involve additional type of operation, including thermal and mechanical process and biogas utilization, as approved by the Director.

3. Enclosure. When a building enclosure is provided for facility operation, an appropriate air filtration system shall be required for indoor air quality in accordance with California Division of Occupation Safety and Health and California Air Resources Board requirements, and for outdoor air quality in accordance with Air Quality Management District requirements. The Department of Public Health may be consulted on additional air quality recommendations.

4. Fences, Walls, and Landscaping.

a. If an entirely enclosed chipping and grinding or mulching facility site is located within a 500-foot radius of a lot containing a sensitive use, walls and landscaping shall be included on a landscaping plan submitted to the Department and meet the following requirements:

i. Walls. Walls should be constructed in a workmanlike manner using:

(1) A uniform height between eight and 12 feet;

(2) A minimum thickness of six inches;

(3) A neutral color, except black; and

(4) Materials such as concrete masonry unit

(CMU) or masonry, brick, etc.

ii. Any type of fence or wire is prohibited, except that metal gates may be permitted for vehicular access only.

iii. Landscaping on street frontage.

(1) Required solid walls along the street frontage shall be set back by landscaping of minimum five feet in depth.

(2) Such landscaping area shall be planted with one 15-gallon tree for every 100 square feet. The remaining area shall also be landscaped. All plants provided for required landscaping shall be drought-tolerant.

(3) The landscaping shall be maintained with appropriate watering, pruning, weeding, fertilizing, and litter removal. Plants shall be replaced when necessary.

(4) Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and will not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works.

(5) Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department.

iv. Landscaping along the adjoining property lines.

(1) When the facility adjoins a lot containing a sensitive use, a minimum of 10 feet of landscaped setback shall be provided along the adjoining property lines.

v. All landscaping shall include only non-invasive plant species.

vi. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers shall be electric and non-combustion powered.

b. All other outdoor organic waste facilities that are not subject to Subsection H. 4.a, above, and are located on a parcel of one acre or less shall provide walls or fences and landscaping according to the requirements set forth in Section 22.140.430 (Outdoor Storage).

5. Drop-Off and Loading. Areas for and access to drop-off, loading, and weighing shall be clearly designated and shall not impede the on-site vehicular

circulation. Drop-off and loading areas shall be located on site furthest away from lot lines closest to a nearby sensitive use, and shall comply with the following:

a. "No Idling" Sign Required. Where loading spaces are provided or the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

6. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

7. Storage of Collected Materials.

a. Physical contaminants and refuse removed from feedstock or final products shall be isolated and stored in a solid container and transported to an appropriate off-site waste management facility once per week, or as otherwise approved by the Director.

b. All recyclable materials stored on site shall be in designated areas or in receptacles, bins, or pallets in a secured manner, or within an enclosed building.

c. At outdoor facilities, vertical stacking or storage of materials shall not exceed the height of the walls erected along the perimeter.

8. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each organic waste facility shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way and for pedestrians.

b. A perimeter identification sign shall have a minimum area of four square feet and maximum area of nine square feet. The area for the perimeter identification sign shall not be accounted for the areas for business signs specified in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to Regional Planning and

AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by Regional Planning or AQMD:

i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and

ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG visit www.aqmd.gov."

d. The sign shall also indicate the following: "No loitering," "No littering," and "No material shall be left outside of the organic waste enclosure or containers."

e. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

9. Surfacing. All areas designated for operations, storage of materials, and vehicular access shall be maintained and controlled so as to prevent excessive dust generated from operation, offsite water leak or contamination, or tracking of dust or mud, to the satisfaction of the Director and Public Works.

a. All areas of broken concrete or asphalt, including but not limited to divots, cracks, potholes, and spalling of concrete or asphalt in the raw material receiving area of a recycling processing facility, or any portion of the facility where waste materials are unloaded and touch the ground outside of an enclosure shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

10. Access. Any roads or highways that are used for vehicular access to a facility site shall be improved and maintained to the satisfaction of Public Works and the Fire Department.

11. Lighting. The facility, yard, and equipment shall have adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

12. Projects that propose grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, state, and local laws with regard to protection of Tribal Cultural Resources.

13. Cleaning and Maintenance. Facility shall be maintained in a clean, safe and sanitary condition at all times, and maintain a source of running water on site.

14. Accessory Structures and Utilities. Any facility that conducts an outdoor operation shall provide at least one office building and one toilet that is served by public water and sewer, or otherwise approved by the Director and the Department of Public Health.

15. Dust, Odors, and Vibration. All operations shall be conducted in a manner that minimizes odor, dust, noise, vibration, and vectors. The operation shall be controlled so that human contact with dust, particulates, and pathogenic organisms through inhalation, ingestion, and transportation are minimized. Noise evaluation report and control plans for odor, dust, vibration, and vectors prepared by a licensed professional shall be approved by the Department of Public Health.

16. Fire Prevention. Once the facility is operational, the operator shall provide measures for fire prevention, protection, and control as required, approved, and regulated by the Fire Department.

I. Specific Requirements for Chipping and Grinding, Mulching, or Composting Facilities.

1. Setback.

a. In A-2 Zone only, chipping and grinding and mulching facilities shall be setback a minimum of 30 feet from the public right-of-way.

2. Storage of Materials in Outdoor Facilities.

a. The maximum pile height of all feedstock and actively decomposing compost shall be 12 feet.

b. Any contaminants or residuals removed from the feedstock shall be collected separately and shall not be stored onsite more than seven days.

3. Fire Prevention.

a. The areas within 100 feet of all windrows and piles shall be maintained free of any flammable vegetation and combustible materials.

b. A fire lane of 20 feet in width shall be provided along the perimeter of the area where piles and windrows are located.

c. A distance of 20 feet shall be maintained between any piles or windrows.

J. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), the following findings shall be made:

1. The project is sited and designed in such a way that the operation minimizes impacts, such as noise, dust, traffic, and odor to the environment and to persons residing or working in the surrounding area or at the facility.

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions, dust, noise, nuisance, and migration of residues offsite, and also by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through an operation and maintenance plans that it will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

K. Additional Findings for a Modification of Development Standards.

1. A modification can be requested for the following development standards:

a. If the facility site is located within a Rural Outdoor Lighting District (Chapter 22.80), the following standards: Subsection H.4 (Fences, Walls and Landscaping).

b. If the facility site is located within a Rural Outdoor Lighting District (Chapter 22.80), the following standards: Subsection H.7.b and c (Storage of Collected Materials).

c. Subsection H.14 (Accessory Structures and Utilities), provided that the facility site is located within the Rural Outdoor Lighting District (Chapter 22.80).

d. Minimum distance requirements as specified in Table 22.140.740-A, above, provided that the entire operation area is located outside the required minimum distance for a specific type of facility from the nearest lot containing a sensitive use.

2. In addition to the applicable findings required by Subsection J, above, a modification request shall meet the following additional findings, as applicable:

a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property;

b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the surrounding communities; and

c. Granting the requested modification is consistent with the goals of this Section.

L. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of Violation. Upon the issuance of a Notice of Violation, the project may be subject to

permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the site shall be vacated within 90 days of the permit denial or revocation.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

M. Fees. In the case when a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

SECTION 38. Section 22.140.750 is hereby added to read as follows:

22.140.750 Solid Waste Facilities.

A. This Section establishes standards, conditions, and procedures that support and promote sustainable ways of handling of solid waste facilities while protecting the environment and public health.

B. Definitions. Specific terms used in this Section are defined in Section 22.114.190 (S) in Division 2 (Definitions), under "Solid Waste Facilities."

C. Applicability. This Section applies to solid waste landfills, inert debris landfills, or facilities that convert solid waste to gas or energy in Zones A-2, M-2, and M-2.5.

1. An expansion of an existing, legally established solid waste landfill, inert debris landfill, or facility that converts solid waste to gas or energy may be permitted, provided it does not encroach into prohibited zones. This Section applies only to the expanded portion of the existing use.

2. Exceptions. This Section shall not apply to the existing portion of solid waste landfills, inert debris landfills, or facilities that convert solid waste to gas or energy as of the effective date of this Section and any portions thereof that have been operating with an approved Conditional Use Permit (Chapter 22.158). The requirements in Chapter 22.172 (Nonconforming Uses, Buildings, and Structures) shall not apply to the aforementioned facilities.

a. Existing Facilities in Zones M-1 and M-1.5. For existing, legally established facilities that were approved with a Conditional Use Permit prior to [Effective date of this ordinance] in Zones M-1 or M-1.5, and not subject to the requirements in Chapter 22.84 (Green Zone Districts), the use shall continue to be allowed with a new Conditional Use Permit upon expiration as determined by the Department.

b. Co-location in Zones M-1 and M-1.5. A use that proposes co-location with an existing, legally established solid-waste or recycling waste facility in Zones M-1 or M-1.5 that was approved with a Conditional Use Permit prior to [Effective

date of this ordinance], and not subject to the requirements in Chapter 22.84 (Green Zone Districts), may apply for a modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), given provided the following requirements are met:

i. The existing use is established with an approved Conditional Use Permit;

ii. The approved Conditional Use Permit is active (and not expired); and

iii. The existing use is in compliance with all existing Conditional Use Permit standards.

3. Prohibition.

a. Conversion technology (solid waste) facilities or facilities that convert solid waste to gas or energy are prohibited within:

i. A 1,500-foot radius of lots containing sensitive uses or agricultural uses when measured from the lot lines.

ii. Agricultural Resource Areas.

iii. Significant Ecological Areas.

b. Solid waste landfills and inert debris landfills are prohibited within:

i. A 1,500-foot radius of lots containing sensitive uses or agricultural uses when measured from the lot lines.

ii. Agricultural Resource Areas.

iii. FEMA 100 year flood zones.

iv. LA County Floodways.

v. Significant Ecological Areas.

4. Modification to Existing Facility.

a. Any modification to an existing, legally established facility as of the effective date of this Section that would encroach into the prohibited areas specified in Subsection C.3, above, requires approval of a Variance (Chapter 22.195) application and shall meet additional findings pursuant to Subsections H.1 and H.2, below.

b. Any modification to an existing, legally established facility as of the effective date of this Section that would not encroach into the prohibited areas may be permitted with a modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions) and is subject to all development standards listed in this Section, provided that the following conditions are met:

i. The existing use is established with an approved Conditional Use Permit;

ii. The approved Conditional Use Permit being modified is active and not expired; and

iii. The existing use is in compliance with all existing Conditional Use Permit conditions.

5. Similar Uses.

a. The Director may determine that a proposed solid waste facility not listed in this Section, or in Section 22.114.190 (S) in Division 2 (Definitions) may be allowed in compliance with requirements in this Section as deemed appropriate.

b. For a similar use, a Conditional Use Permit (Chapter 22.158) application is required.

c. Emergency Situations. Where the Director has determined that an emergency exists, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirements. Solid waste landfills, inert debris landfills, and facilities that convert solid waste to gas or energy that meet the requirements specified below shall require a Conditional Use Permit (Chapter 22.158) application:

1. Conversion technology facilities (solid waste).

a. Conversion technology facilities (solid waste) may be established as a primary use or co-located with other types of recycling or solid waste facilities.

b. Conversion technology facilities (solid waste) shall be located on a lot that has a minimum area of two and a half acres.

c. A conversion technology facility (solid waste) shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

2. Solid waste landfill. A solid waste landfill shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

3. Landfill gas-to-energy. A landfill gas-to-energy facility shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

4. Transformation facility. A transformation facility shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

E. Additional Application Materials Requirement.

1. Operation plan including:

a. The types and volumes of acceptable feedstocks;

b. The manner in which feedstocks will be accepted and stored;

c. The conversion technology process to be used to produce energy products;

d. The manner in which the energy products will be stored and transported;

e. The proposed uses of energy products;

f. The types, volumes of any wastes and residuals produced, and the manner in which those wastes will be disposed;

g. Operating hours, including operating capacity such as daily, weekly, and annually;

h. Groundwater protection;

i. Traffic related mitigations;

j. Community outreach efforts and information;

k. Allowable activities;

l. Prohibited materials;

m. Measure to control and account for all solid waste, beneficial use material, and composting material entering into, and recycled material or diverted material leaving the facility;

n. Programs intended to maximize the utilization of available landfill capacity;

o. Recycling program in accordance with application County waste management plans; and

p. Any specific biological or archaeological requirements.

2. Noise evaluation report and control plans for drainage and spill, biogas, odor, dust, noise and vibration prepared by a licensed professional.

3. Litter and vector control plan and maintenance plan.

4. Air quality mitigation measures.

5. Any other evaluations, studies, or plans as required by appropriate review and permitting body.

6. Additional permits required. Prior to issuance of grading or building permits issuance, applicants shall obtain permits, licenses, certificates, or other approvals from all applicable regulatory agencies, in addition to applicable County departments:

a. South Coast or Antelope Valley Air Quality Management District;

b. Los Angeles or Lahontan Regional Water Quality Control Board;

c. California Department of Resources Recycling and Recovery (CalRecycle);

d. California Department of Fish and Wildlife;

e. California Department of Health Care Services; and/or

f. The U.S. Army Corps of Engineers.

F. Development Standards.

1. Prohibited Materials. Solid waste landfills shall not accept hazardous or special wastes, including hazardous waste, household hazardous waste, radioactive materials as defined in Title 22, Section 66261.3 (Definition of Hazardous Waste) of the California Code of Regulations, auto shredder waste, biosolids, sludge, sewer sludge, incinerator ash, electronic waste, universal waste, and medical waste as defined in Section 117690 of the California Health and Safety Code, liquid waste, waste that contains soluble pollutants in concentrations that exceed applicable water quality objectives, and waste that can cause degradation of waters in the State, as determined

by the Regional Water Quality Control Board without an appropriate approval from California Department of Toxic Substances Control prior to obtaining building permits.

2. Storage of Materials. Physical contaminants and refuse removed from feedstock or final products shall be isolated and stored in a solid container and transported to an appropriate off-site waste management facility within seven days.

3. Fire Prevention. Once the facility is operational, the operator shall provide fire prevention, protection, and control measures as required, approved, and regulated by Fire Department.

4. Waste Load Checking Program. The permittee shall implement a comprehensive Waste Load Checking Program approved by the Department of Public Health. The program shall comply with other requirements of the Department of Public Health, the California Department of Health Services, California Department of Toxic Substances, and the Regional Water Quality Control Board.

5. Surfacing. All areas designated for operations, storage of materials, and vehicular access shall be maintained and controlled so as to prevent excessive dust generated from operation, offsite water leak or contamination, or tracking of dust or mud, to the satisfaction of the Director and Public Works.

a. All areas of broken concrete or asphalt, including but not limited to divots, cracks, potholes, and spalling of concrete or asphalt in the raw material receiving area of a recycling processing facility, or any portion of the facility where waste materials are unloaded and touch the ground outside of an enclosure shall be

patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

6. Grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, state, and local laws with regard to protection of Tribal Cultural Resources.

G. Specific Requirements for Conversion Technology Facilities (Solid waste).

1. Permitted Activity and Equipment. Transfer, preprocessing, mixing, and biogas utilization may be permitted as approved by the Director.

2. Enclosure. Conversion technology facilities (solid waste) shall provide completely enclosed buildings for all facility operations, including material storage, loading and unloading, and processing of materials. Conversion technology facilities (solid waste) shall employ an appropriate air filtration system for indoor air quality, in accordance with California Division of Occupational Safety and Health and California Air Resources Board requirements, and for outdoor air quality, in accordance with Air Quality Management Districts. The Department of Public Health may be consulted on additional air quality recommendations.

3. Walls, Fencing, and Landscaping.

a. Walls. Walls should be constructed in a workmanlike manner using:

i. A uniform height between eight and twelve feet;

ii. A minimum thickness of six inches;

iii. A neutral color, except black; and

iv. Materials such as concrete masonry unit (CMU) or masonry, brick, etc.

b. Fencing. Any type of fence or wire is prohibited, except that metal gates may be permitted for vehicular access only.

c. Landscaping on street frontage. A landscaping plan shall be submitted to the Department and meeting the following requirements:

i. Required solid walls along the street frontage shall be set back by landscaping of a minimum of five feet in depth;

ii. Such landscaping area shall be planted with one 15-gallon tree for every 100 square feet. The remaining area shall also be landscaped. All plants provided for required landscaping shall be drought-tolerant and include only non-invasive plant species;

iii. The landscaping shall be maintained with appropriate watering, pruning, weeding, fertilizing, and litter removal. Plants shall be replaced when necessary;

iv. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and will not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works;

v. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department; and

vi. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers shall be electric and non-combustion powered.

4. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

5. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each solid waste facility or site shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way for pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. No freestanding signs or portable signs are permitted as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum area of nine square feet. The area for the perimeter identification sign shall not be accounted for the areas for business signs specified in Chapter 22.114 (Signs).

c. Facilities not open to the public shall provide a perimeter identification sign that permanently displays the operator's name, address, and telephone number, as well as the location of the nearest facility open to the public.

d. Facilities open to the public shall provide a perimeter identification sign that permanently displays hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to Regional Planning and AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by Regional Planning or AQMD:

i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and

ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG visit www.aqmd.gov."

e. The sign shall also indicate the following: "No loitering," "No littering," and "No material shall be left outside of the solid waste enclosure or containers."

f. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

6. Access. Any roads or highways that are used for vehicular access to a facility site as well as other areas on-site used for vehicular maneuvering shall be improved and maintained to the satisfaction of Public Works and Fire Department.

7. Lighting. The facility, yard, and equipment shall be equipped with adequate lighting to ensure monitoring and operations. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

8. Fire Prevention. Once the facility is operational, the operator shall provide measures for fire prevention, protection, and control as required, approved, and regulated by the Fire Department.

H. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), the following additional findings shall apply:

1. The project is sited and designed in such a way that the operation minimizes impacts, such as noise, dust, traffic, and odor, to the environment and persons residing or working in the surrounding area or within the facility; and

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions, dust, noise, nuisance, and migration of residues offsite, and also by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through an operation and

maintenance plans that it will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

I. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of Violation. Upon the second Notice of Violation issued within a year from the first Notice of Violation, the project will immediately be scheduled for permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the previously approved land use shall cease within 30 days of the permit denial or revocation.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

J. Fees. In the case when a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

SECTION 39. Section 22.172.050 is hereby amended to read as follows:

22.172.050 Termination Conditions and Time Limits.

...

B. Termination by Operation of Law. Nonconforming uses and buildings or structures nonconforming due to use, and those buildings or structures nonconforming due to standards enumerated in this Section, shall be discontinued and removed from their sites within the time specified in this Section, except when extended or revoked as otherwise provided in this Title 22:

...

3. In the case of nonconforming due to use or buildings or structures nonconforming due to standards pursuant to Chapter 22.84 (Green Zone Districts):

a. Buildings or structures nonconforming due to standards, the time limit specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses) shall apply, except that no request for extension of the time to maintain such buildings or structures shall be accepted or approved.

b. Nonconforming due to use pursuant to Section 22.84.020.B (Exceptions), 7 years from [EFFECTIVE DATE OF GREEN ZONE ORDINANCE], provided that no request to further extend the time to continue such a use shall be accepted or approved, unless a grant term of an existing permit is applicable, in which case the expiration date of the grant term shall apply. For existing, nonconforming uses with no grant term specified, the use shall expire 20 years from [EFFECTIVE DATE OF GREEN ZONES ORDINANCE].

SECTION 40. Section 22.172.060 is hereby amended to read as follows:

22.172.060 Review of Amortization Schedule or Substitution of

Uses.

A. Applicability.

...

3. Exception. Nonconforming buildings or structures due to use or standards pursuant to Chapter 22.84 (Green Zone Districts) must be discontinued and removed from the site as specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses) and Section 22.172.050.B.3 (Termination by Operation of Law). No request for extension of the time to maintain such buildings or structures on site shall be accepted or approved.

SECTION 41. Section 22.300.020 is hereby amended to read as follows:

22.300.020 Application of Community Standards Districts to

Property.

...

C. Exceptions.

1. Green Zone Districts. Where the regulations in Chapter 22.84 (Green Zone Districts) are contrary to the provisions in this Division 10, the more restrictive provisions shall prevail, except for Section 22.84.C.1.i (Perimeter Identification Sign).

SECTION 42. Section 22.308.040 is hereby amended to read as follows:

22.308.040 Applicability.

~~(Reserved)~~A. General Applicability. The regulations of this CSD shall apply to any new use or structure for which a complete application has been filed on or after the effective date of this CSD, except as otherwise required in this Section.

B. Where the application is for a parcel that is subject to the requirements in Chapter 22.84 (Green Zone Districts) and the provisions in Chapter 22.84 are contrary to the provisions in this Chapter, the more restrictive provisions shall prevail.

SECTION 43. Section 22.308.080 is hereby amended to read as follows:

22.308.080 Area Specific Development Standards.

...

B. Area 2 – Valley Boulevard Area.

...

4. Zone Specific Use Standards.

...

b. Zone M-1.5.

...

iii. Materials Recovery Facilities. A "materials recovery facility" shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1.5. ~~For purposes of this Subsection B.4.b.iii, a materials recovery facility is a solid waste facility, permitted by the California Integrated Waste Management Board, where solid waste, as defined in Section 40191 of the California Public Resources Code, or~~

~~recyclable materials, are sorted or separated for the purpose of recycling or creating compost.~~

SECTION 44. Section 22.308.090 is hereby amended to read as follows:

22.308.090 Modification of Development Standards.

A. Modifications Authorized.

...

2. Modification of applications subject to the requirements of Chapter 22.84 (Green Zone Districts) shall be solely subject to the provisions of Subsection B. 4., below.

SECTION 45. Section 22.316.040 is hereby amended to read as follows:

22.316.040 Applicability.

...

E. Where the application is for a parcel that is subject to the requirements of Chapter 22.84 (Green Zone Districts) and the provisions in Chapter 22.84 are contrary to the provisions in this Chapter, the more restrictive provisions shall prevail.

SECTION 46. Section 22.316.080 is hereby amended to read as follows:

22.316.080 Area Specific Development Standards.

...

C. Union Pacific Area.

...

4. Zone Specific Development Standards

...

b. Zone M-1.

...

ii. Uses Subject to Permits. In addition to the uses specified in Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) as subject to approval of a Conditional Use Permit for Zone M-1, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

- ~~Acetylene, the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.~~

...

- ~~Automobile body and paint shops, if all operations are conducted inside of a building.~~

- ~~Automobile upholstery.~~

...

- ~~Building materials, the storage of.~~

...

- ~~Cold storage plants.~~

- ~~Concrete batching, provided that the mixer is limited to one cubic yard capacity.~~

- ~~Contractor's equipment yards, including farm equipment and all equipment used in building trades.~~

...

- ~~Distributing plants.~~

...

- ~~Engraving, machine metal engraving.~~

...

~~crates.~~

- ~~Lumberyards, except the storage of boxes or~~

- ~~Machine shops.~~

- ~~Machinery storage yards.~~

- ~~Metals:~~

...

~~(3) Metal fabricating;~~

~~(4) Metal spinning;~~

~~(5) Metal storage;~~

...

~~(7) Plating and finishing of metals,
provided no perchloric acid is used.~~

...

- ~~Outside storage.~~

- ~~Paint, the manufacture and mixing of.~~

- ~~Pallets, the storage and manufacture of.~~

...

~~Poultry and rabbits, the wholesale and retail
sale of poultry and rabbits, including slaughtering and dressing within a building.~~

...

- ~~Sheet metal shops.~~

...

~~Stone, marble and granite, and the grinding,
dressing, and cutting of.~~

~~• Storage and rental of plows, tractors, contractor's equipment, and cement mixers, not within a building.~~

...

~~• Welding.~~

...

SECTION 47. Section 22.324.020 is hereby amended to read as follows:

22.324.020 Definitions.

...

~~D. Sensitive Use. Sensitive use means a school; park; playground; child care center; foster family home; small family or group home for children; senior citizen center; or church, temple, or other place used exclusively for religious worship.~~

SECTION 48. Section 22.324.040 is hereby amended to read as follows:

22.324.040 Applicability.

...

~~D. Nonconforming Uses, Buildings, or Structures. Nonconforming residential uses in Zones C-M and M-1 shall be exempt from the following:~~

- ~~1. The termination periods set forth in Section 22.172.050 (Termination Conditions and Time Limits) as long as the residential use continues; and~~
- ~~2. The provisions in Section 22.172.020.G (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards).~~

Green Zones Ordinance Summary of Revisions since the Public Hearing Draft on September 22, 2021

Section-Specific Changes

- I. Green Zone Districts (Section 22.84)
 - a. Removed Section 22.84.020.A.2.b to include “new automobile service stations and drive-through establishments in any zones where they are permitted and located within a 500-foot radius of a lot that contains a sensitive use as defined in Chapter 22.14 (Definitions) as of [EFFECTIVE DATE OF ORDINANCE] shall comply with the requirements in Subsection 22.84.030.” as this is redundant, and already specified in Section 22.84.020.A.2.a.
 - b. Section 22.84.030.A.1.a.vi, removed junk and salvage yards as these are no longer a defined use, and obsolete.
 - c. Section 22.84.030.A.1.a.vii.p added “including container storage” for added clarity.
 - d. Sections 22.84.030.A.1.a.vii.q and 22.84.030.C.3.c.v.: Added reference to “gross floor area” for added clarity.
 - e. Sections 22.84.030.C.1.d.i and ii: Clarified enclosure requirements for clarity, reordered, and added “auto”, “and”, “and scrap metal crushing and shredding” to subsequent subsections for added clarity.
 - f. Section 22.84.030.C.3.c: Revised reference from “vii” to “vi” for clarity and consistency.
 - g. Section 22.84.030.C.3.d.iii: Changed “facility” to “establishment” for consistency.
 - h. Section 22.84.030.D.1.e: Removed reference to section vii, which was removed.
 - i. Section 22.84.030.E.1: Revised for clarity.
- II. Storage Enclosure Requirements for Recycling and Solid Waste (Chapter 22.132)
 - a. Section 22.132.030.D: Modified for clarity to better align with area requirements requested by the Department of Public Works (which also reference CA State Title 14).
- III. Pallet Yards (Chapter 22.140.700): Modified for clarity to reference Minor Conditional Use Permit code Section and Findings (22.160 and 22.160.050), not Conditional Use Permit Section and Findings.
- IV. Recycling Collection Facilities (Chapter 22.140.720)
 - a. Section 22.140.720.E.3. Changed “the” to “any” for clarity.
 - b. Section 22.140.720.E.4.a: Added “collection: for clarity.
- V. Recycling Processing Facilities (Chapter 22.140.730)
 - a. Section 22.140.730.C.1: Removed junk and salvage yards, as obsolete.
 - b. Table 22.140.730-A footnote 2: Added “and scrap metal facilities” and “crushing and shredding activities” for clarity and consistency.
 - c. Section 22.140.730.I.1: Replaced “operations” with “crushing and shredding” for clarity and consistency.

ZONING CASE NUMBER RPPL2021012002

ORDINANCE NUMBER NO. _____

An ordinance amending Section 22.06.060 of the Los Angeles County Code, Title 22 – Planning and Zoning, changing the zoning of industrial parcels located within the unincorporated communities of Florence-Firestone, West Rancho Dominguez-Victoria, West Carson, and Willowbrook, relating to the following Zoned Districts: Roosevelt Park, Willowbrook-Enterprise, Victoria, and Carson within the Los Angeles County General Plan. The Roosevelt Park Zoned District is located within the Florence-Firestone Community Plan, which is a part of the Los Angeles County General Plan.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.06.060 is amended by amending the maps of the following Zoned Districts: Roosevelt Park No. 44, Willowbrook-Enterprise No.34, Victoria No. 111, and Carson No. 105, as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Florence-Firestone Community Plan and the Los Angeles County General Plan.

Green Zones Program Proposed Text Changes to the Los Angeles County General Plan

General Plan Policies related to EJ/GZ

(These are the policies that will be implemented or enhanced by the Green Zones. Text edits and additions in red.)

Chapter 3: Guiding Principles

Environmental Justice (text box)

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.

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.

Policy ED 2.9: Streamline the permit review process and other entitlement processes for businesses and industries.

Policy ED 2.10: Support zoning incentives for the operation of farms in Agricultural Resources Areas (ARAs).

General Plan Appendix C

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.

C.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

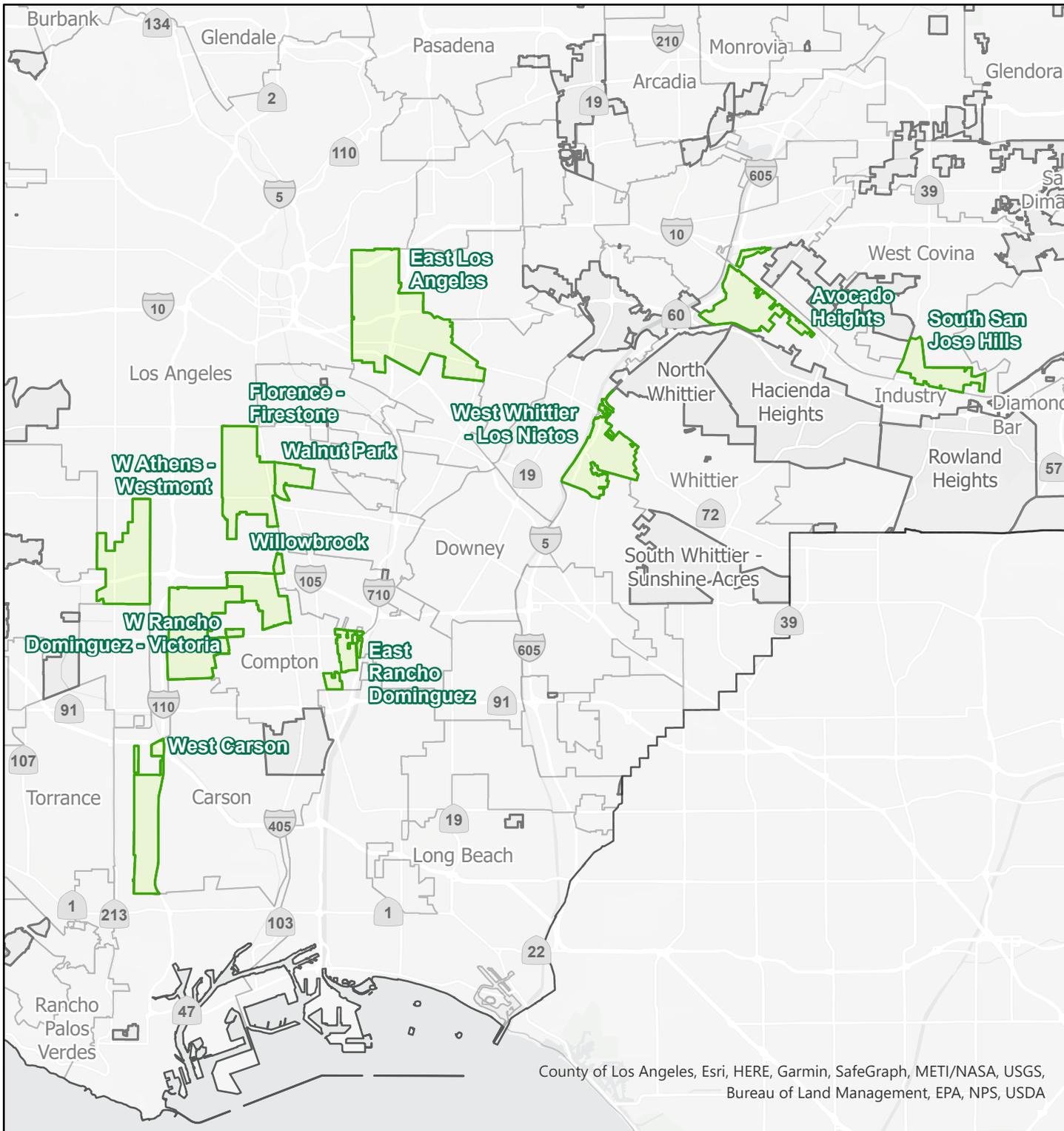
The categories of cumulative impact include the following:

- 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/ejism>

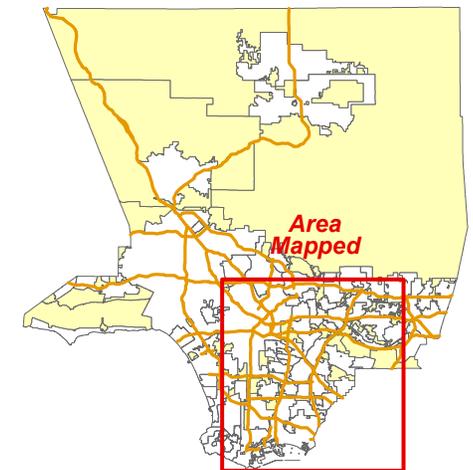
The EJSM was one of the key analytic tools used to identify the Green Zone Districts of the County's Green Zones Program. It may be used in the future for other projects consistent with the General Plan.



Los Angeles County

Green Zone Districts

- Green Zone Districts
- Unincorporated Areas
- Incorporated Cities



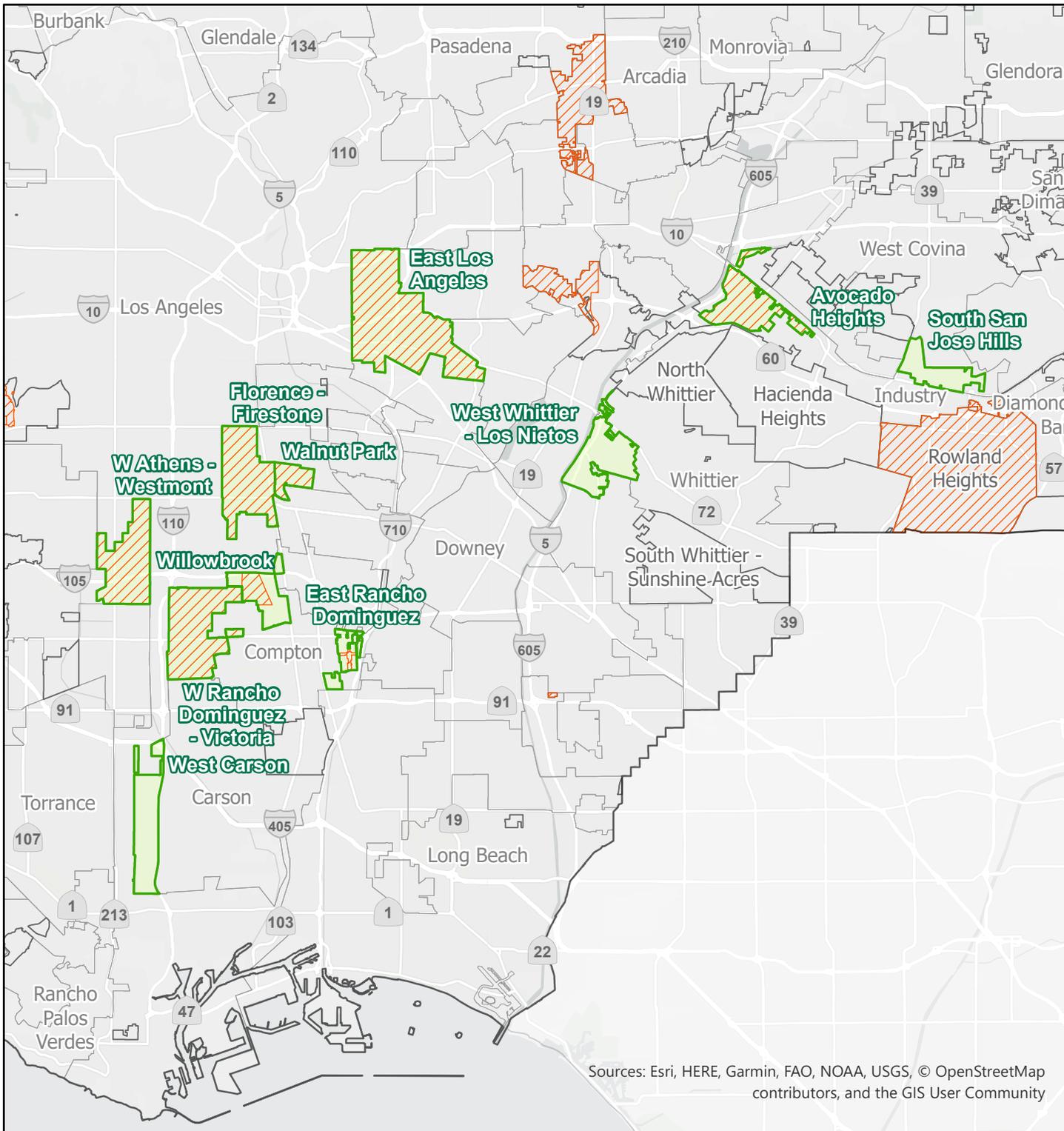
County of Los Angeles, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA



LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple St.
 Los Angeles, CA 90012



Prepared by DRP GIS Section / May 2021

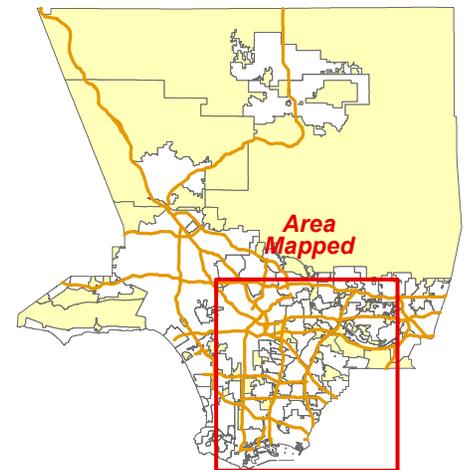


Los Angeles County

Green Zone Districts

Including Community Standards Districts (CSD)

- Green Zone Districts
- Community Standards Districts
- Unincorporated Areas
- Incorporated Cities



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



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Prepared by DRP GIS Section / May 2020

Green Zone Districts

AVOCADO HEIGHTS

Map Series

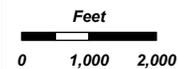
-  Green Zone Districts
-  Green Zone Districts (500' buffer)

Land Use Policy - General Plan 2035

-  H5 - Residential 5
-  H9 - Residential 9
-  H18 - Residential 18
-  CG - General Commercial
-  IL - Light Industrial
-  P - Public and Semi-Public
-  OS-C - Conservation
-  OS-PR - Parks and Recreation
-  W - Water



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Green Zone Districts

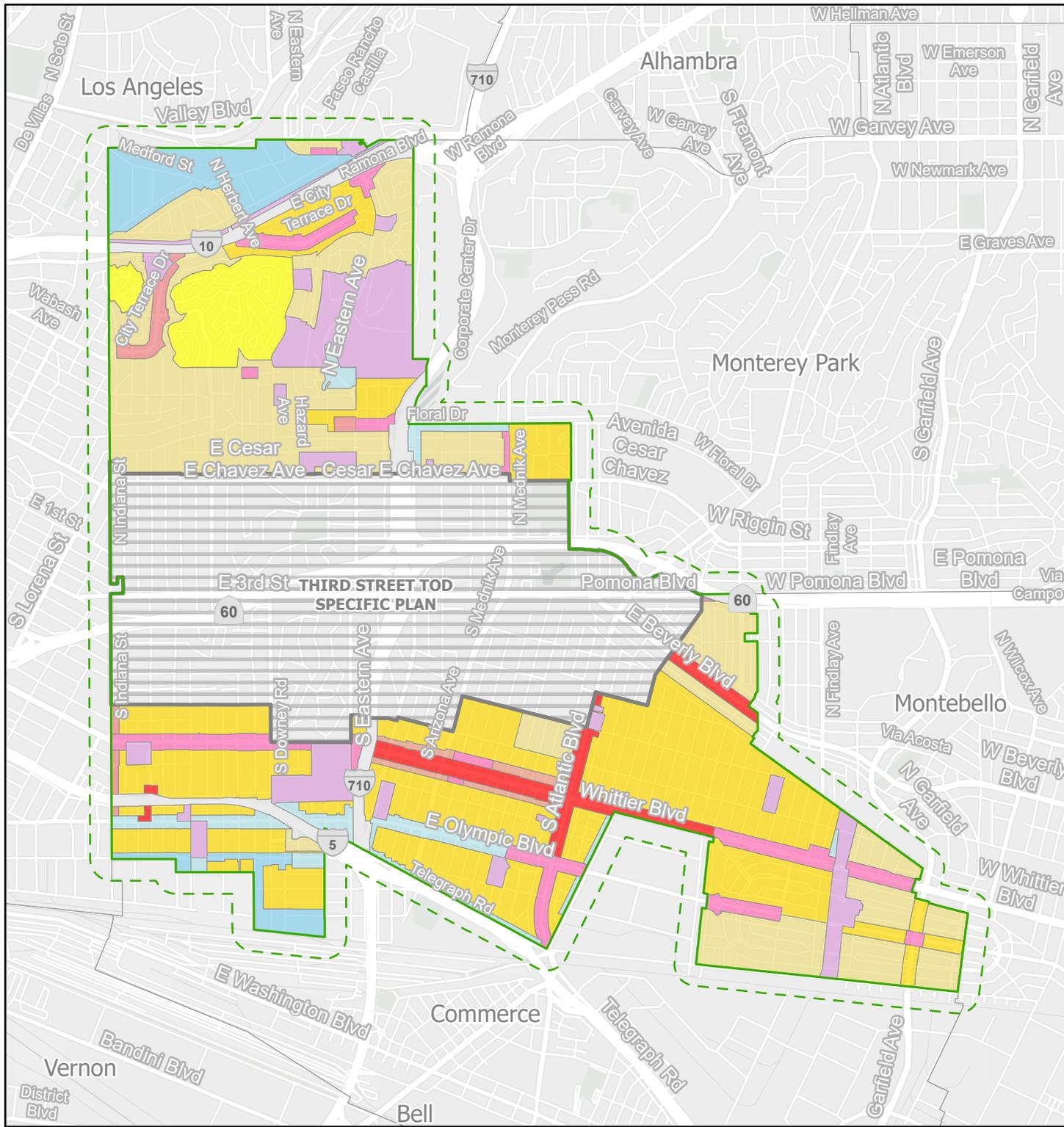
EAST LOS ANGELES

Map Series

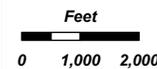
-  Green Zone Districts
-  Green Zone Districts (500' buffer)
-  Specific Plan Boundary

East Los Angeles Community Plan

-  LD - Low Density Residential (8 du/ac)
-  LMD - Low/Medium Density Residential (17 du/ac)
-  MD - Medium Density Residential (30 du/ac)
-  RP - Residential Parking
-  CR - Commercial Residential (30 du/ac)
-  CC - Community Commercial
-  MC - Major Commercial
-  CM - Commercial Manufacturing
-  I - Industrial
-  P - Public Use
-  SP - Specific Plan
-  TC - Transportation Corridor

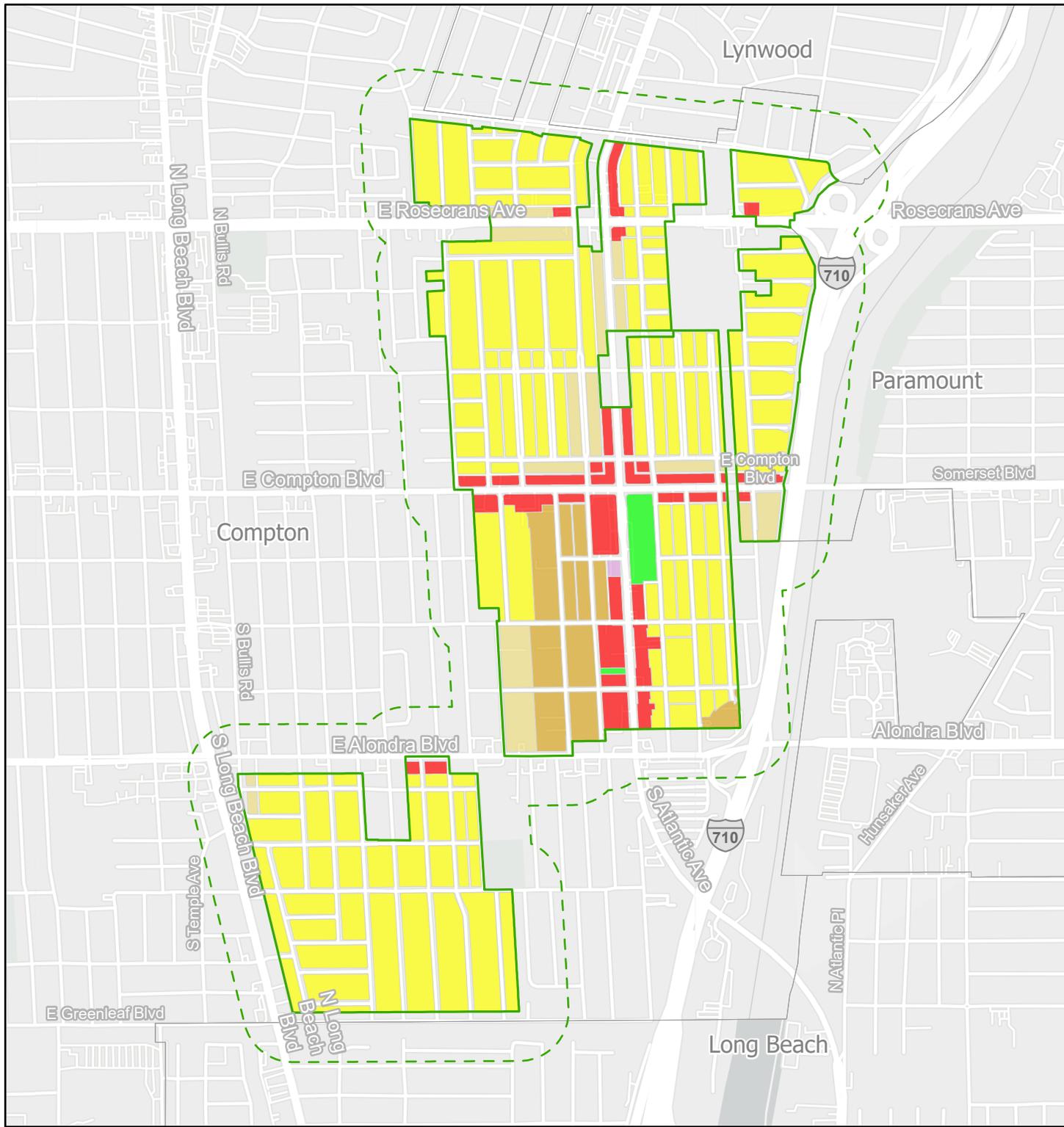


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Green Zone Districts

EAST RANCHO DOMINGUEZ



Map Series

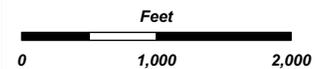
- Green Zone Districts
- Green Zone Districts (500' buffer)

Land Use Policy - General Plan 2035

- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- CG - General Commercial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation



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Green Zone Districts

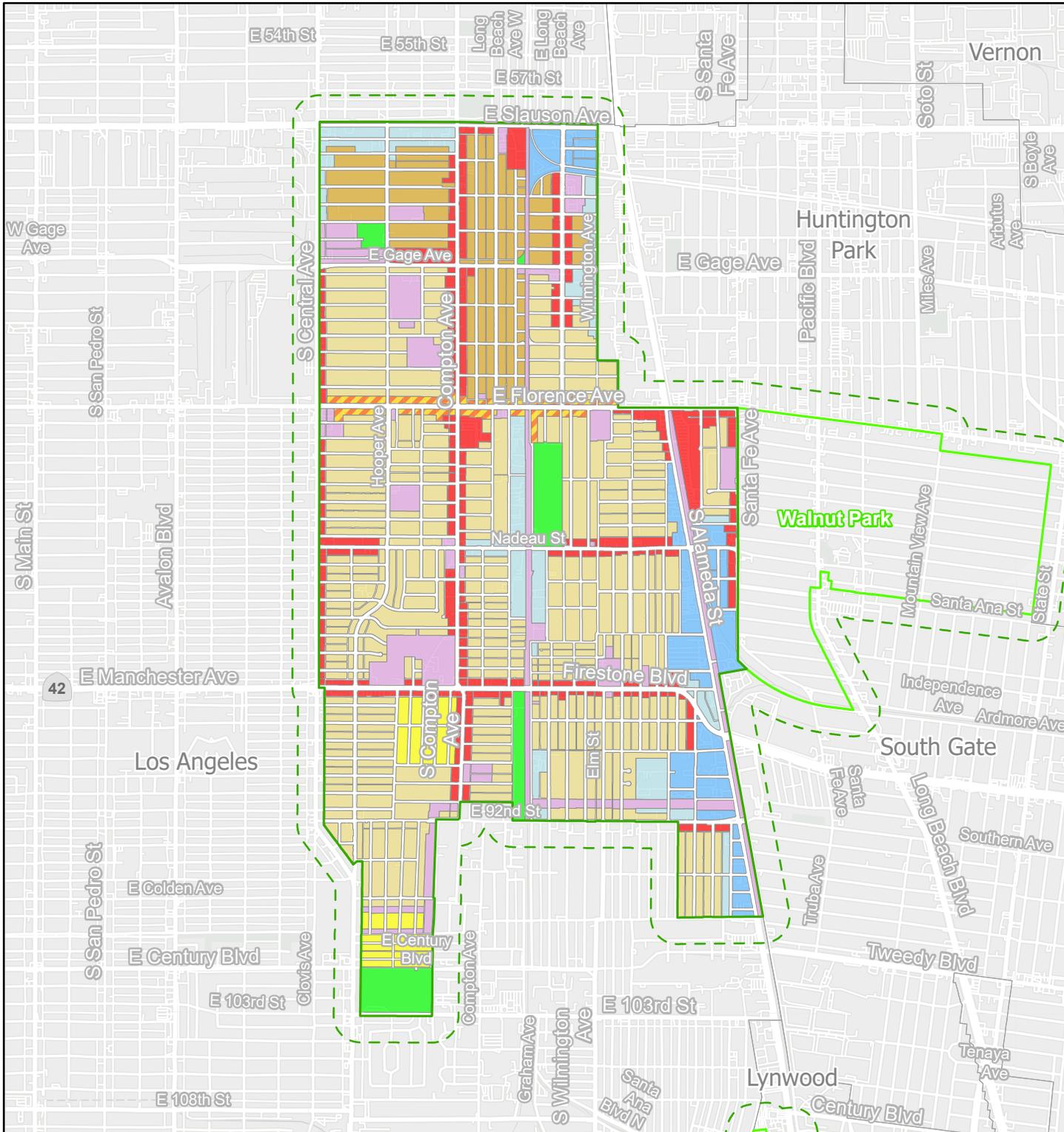
FLORENCE - FIRESTONE

Map Series

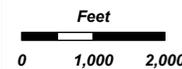
-  Green Zone Districts
-  Green Zone Districts (500' buffer)
-  Neighboring Green Zone Districts

Florence-Firestone Community Plan

-  H9 - Residential 9
-  H18 - Residential 18
-  H30 - Residential 30
-  CG - General Commercial
-  MU - Mixed Use
-  IL - Light Industrial
-  IH - Heavy Industrial
-  P - Public and Semi-Public
-  OS-PR - Parks and Recreation

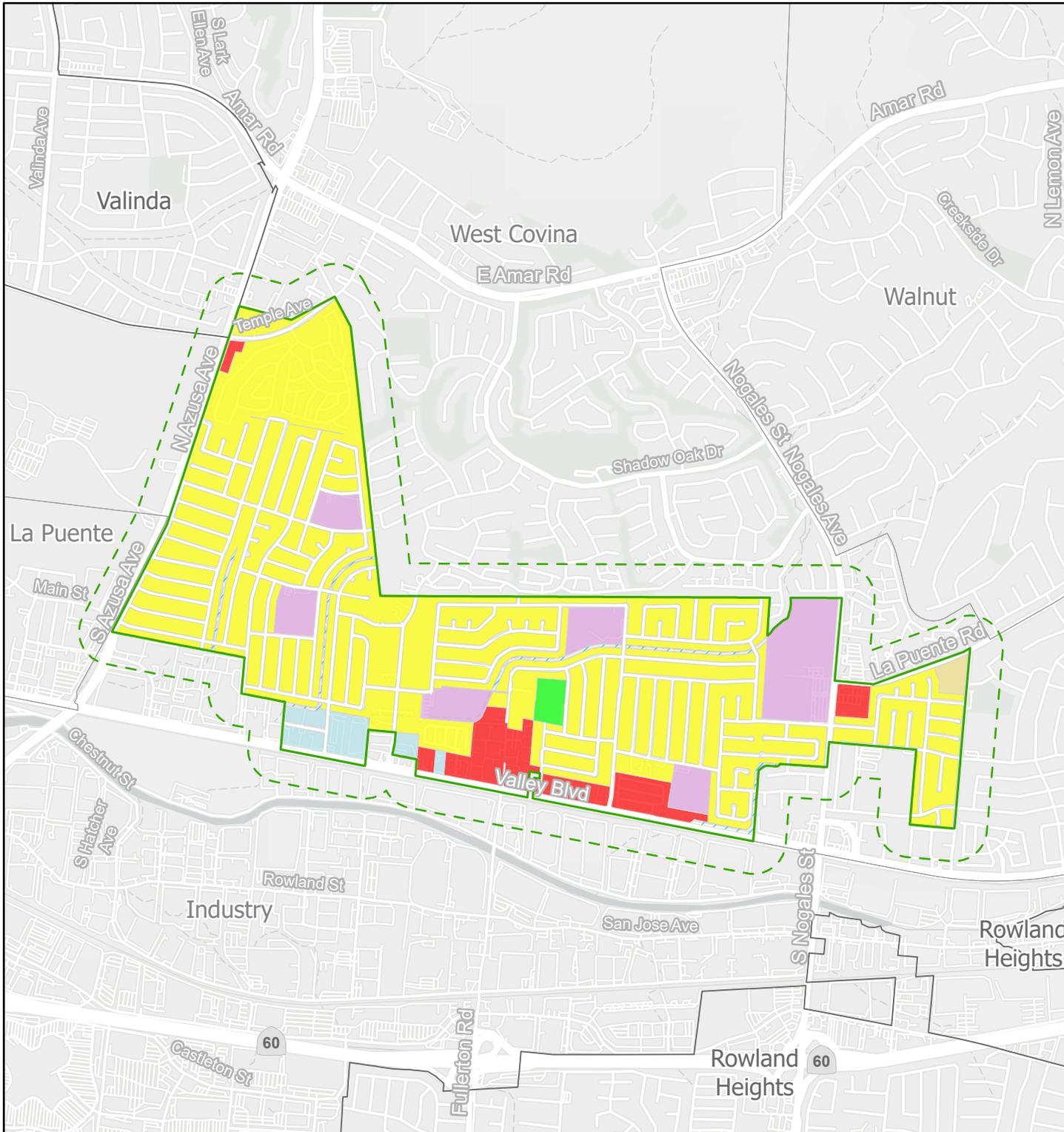


LOS ANGELES COUNTY
 Dept. of Regional Planning
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 Los Angeles, CA 90012



Green Zone Districts

SOUTH SAN JOSE HILLS



Map Series

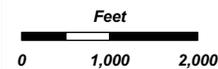
- Green Zone Districts
- Green Zone Districts (500' buffer)

Land Use Policy - General Plan 2035

- H9 - Residential 9
- H18 - Residential 18
- CG - General Commercial
- IL - Light Industrial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation
- W - Water

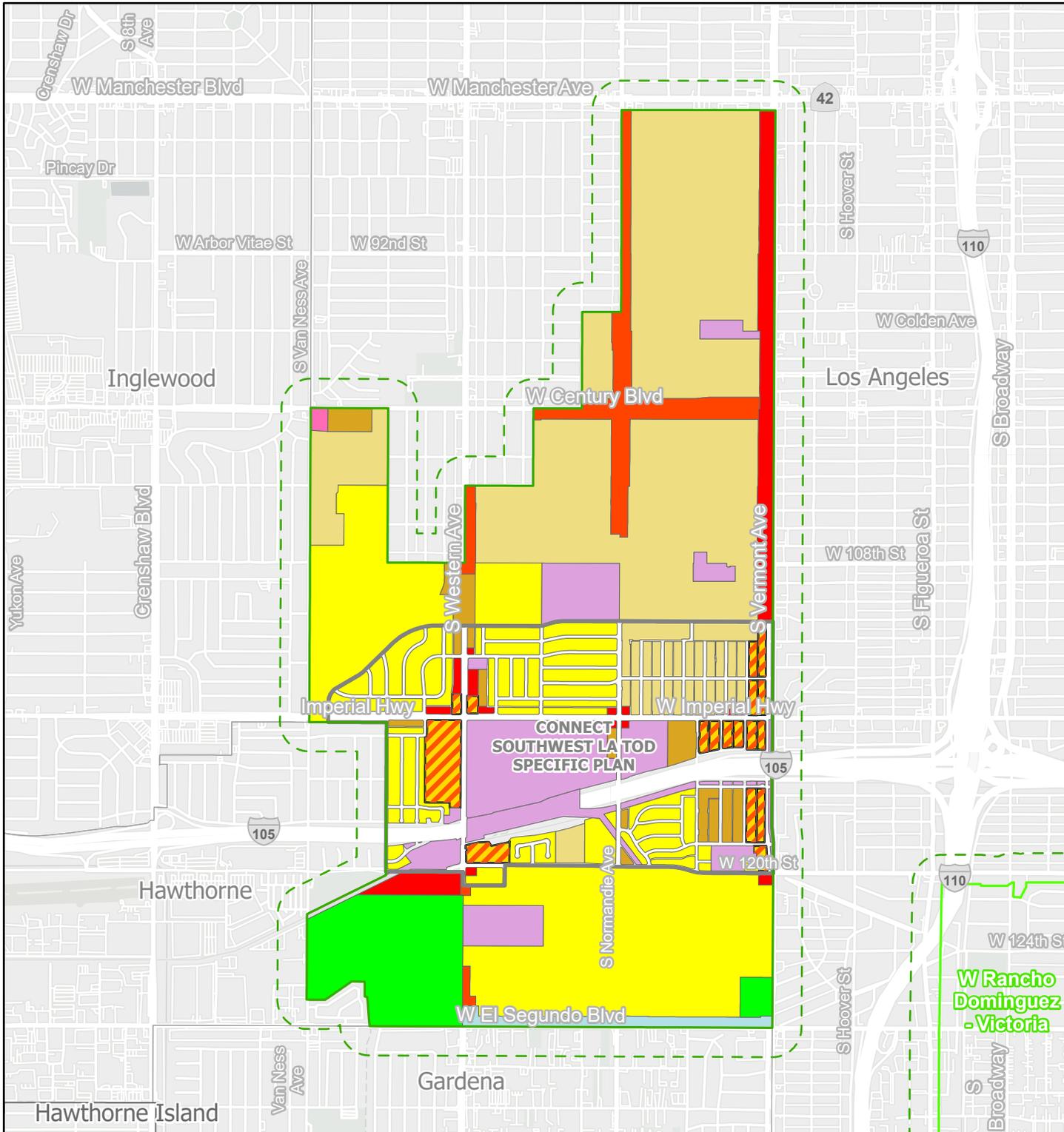


LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



Green Zone Districts

W ATHENS - WESTMONT



Map Series

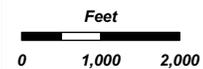
- Green Zone Districts
- Green Zone Districts (500' buffer)
- Neighboring Green Zone Districts
- Specific Plan Boundary

West Athens - Westmont Community Plan

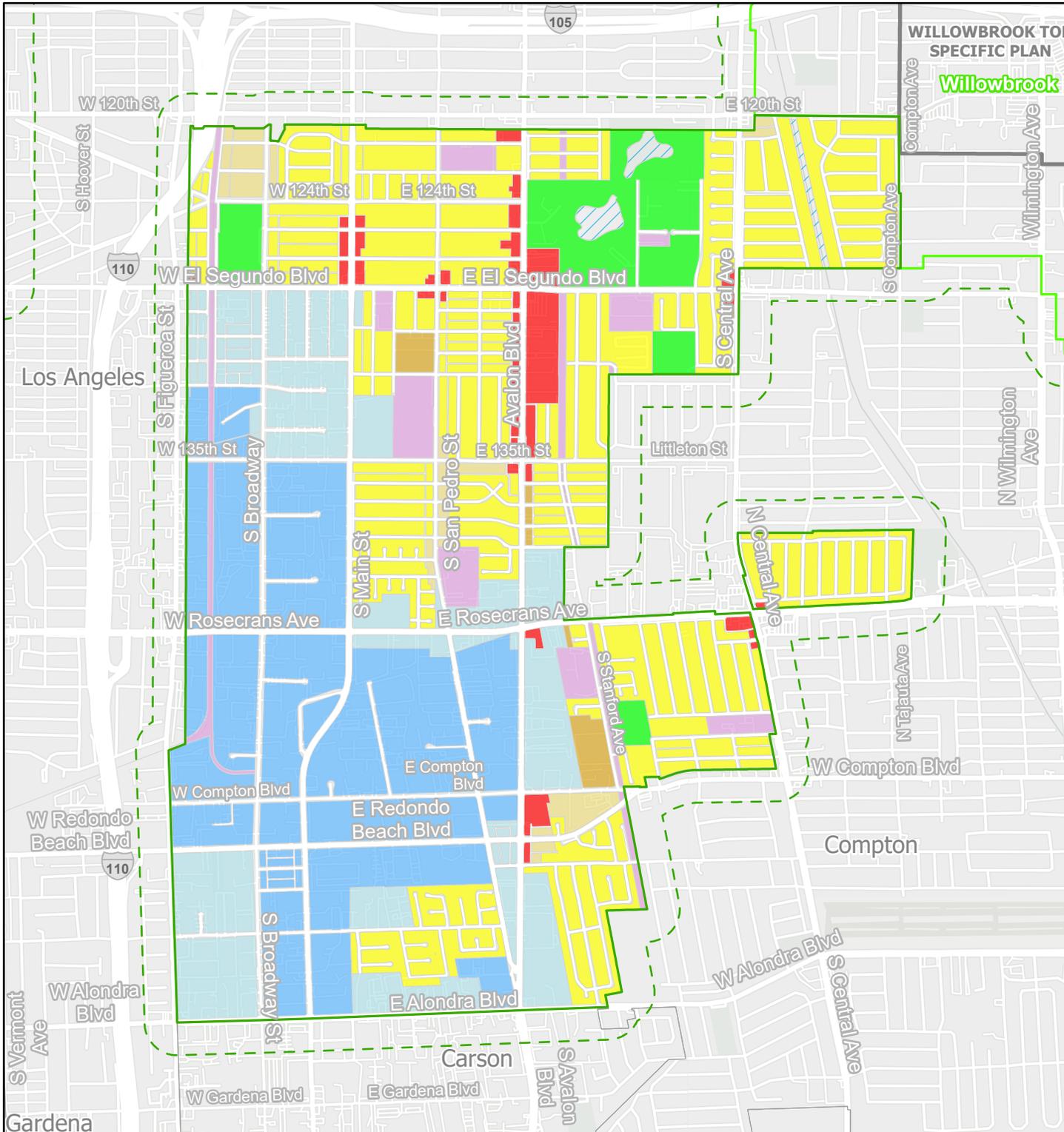
- H9 - Residential 9 (Connect SW SP)
- H18 - Residential 18 (Connect SW SP)
- H30 - Residential 30 (Connect SW SP)
- MU - Mixed Use (Connect SW SP)
- CG - General Commercial (Connect SW SP)
- P - Public and Semi-Public (Connect SW SP)
- RD 2.3 - Single Family Residence
- RD 3.1 - Two Family Residence
- RD 3.2 - Medium Density Bonus
- C.1 - Regional Commercial
- C.2 - Community Commercial
- C.3 - Neighborhood Commercial
- C.4 - Commercial Manufacturing
- CR - Commercial Recreation
- PL.1 - Public/Quasi-Public Use
- OS.1 - Recreation / Open Space
- TC - Transportation Corridor



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Prepared by DRP GIS Section / May 2020



Los Angeles County

Green Zone Districts

W RANCHO DOMINGUEZ - VICTORIA

Map Series

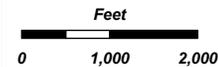
- Green Zone Districts
- Green Zone Districts (500' buffer)
- Neighboring Green Zone Districts
- Specific Plan Boundary

Land Use Policy - General Plan 2035

- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- H50 - Residential 50
- CG - General Commercial
- IL - Light Industrial
- IH - Heavy Industrial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation
- W - Water



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Green Zone Districts

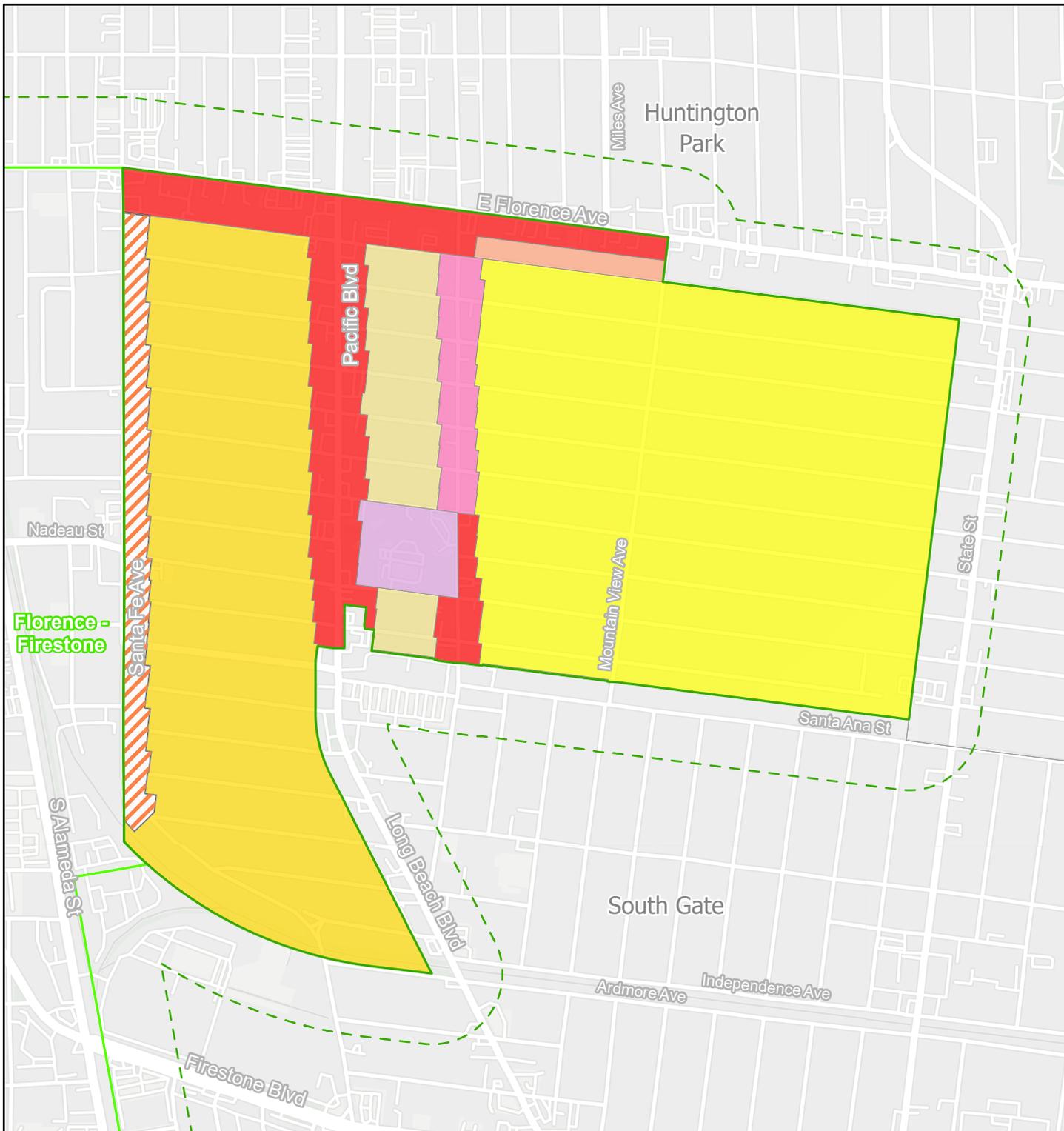
WALNUT PARK

Map Series

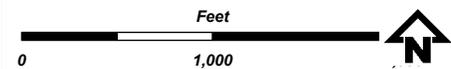
- Green Zone Districts
- Green Zone Districts (500' buffer)
- Neighboring Green Zone Districts

Walnut Park Neighborhood Plan

- NP I - Neighborhood Preservation I (1 to 6 du/ac)
- NP II - Neighborhood Preservation II (6 to 12 du/ac)
- NR - Neighborhood Revitalization (12 to 30 du/ac)
- R/P - Residential / Parking
- GC - General Commercial
- OC - Office Commercial
- MC - Mixed Commercial
- PU/I - Public Use / Institutional



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Green Zone Districts

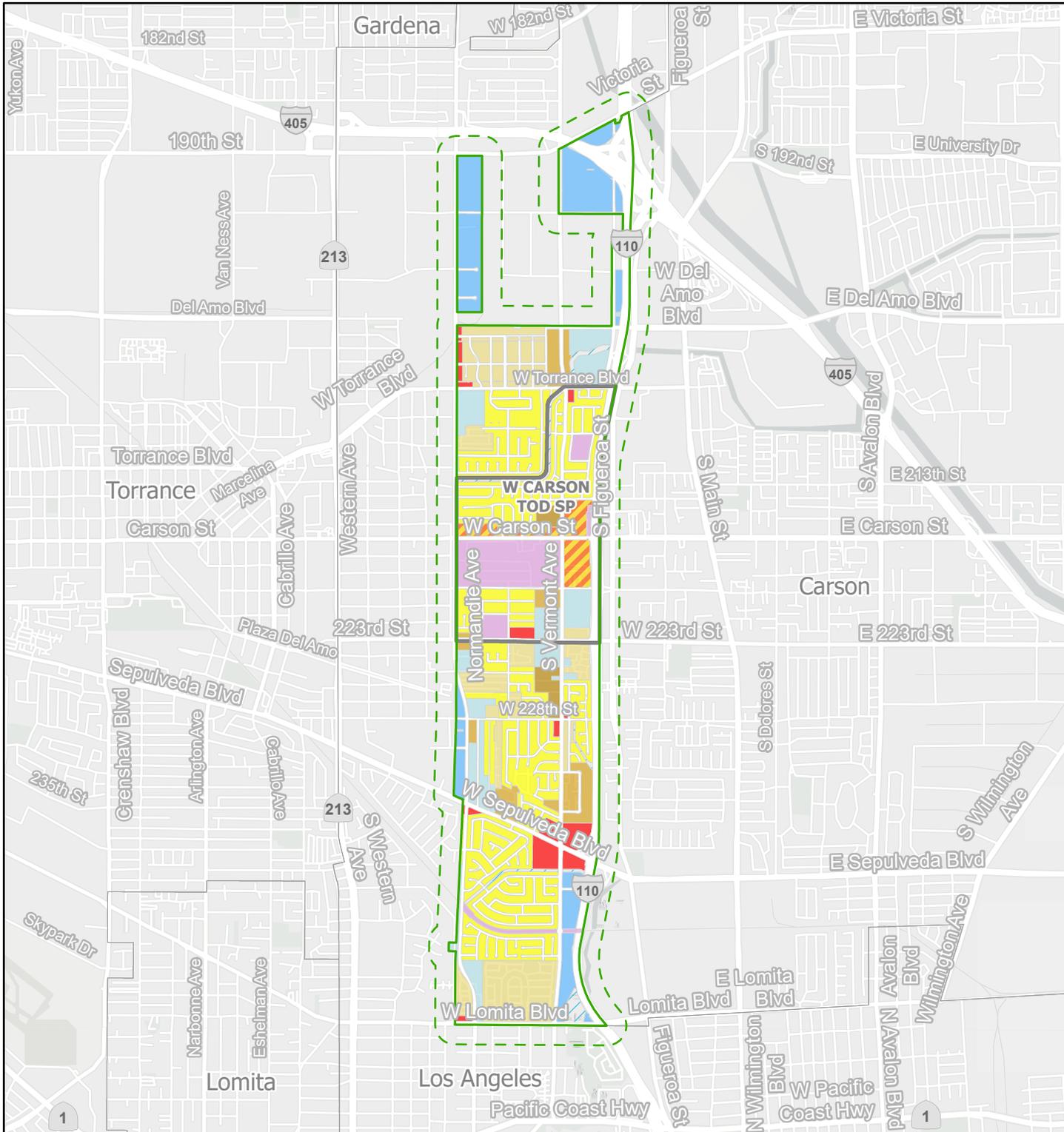
WEST CARSON

Map Series

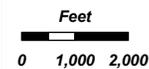
-  Green Zone Districts
-  Green Zone Districts (500' buffer)
-  Specific Plan Boundary

Land Use Policy - General Plan 2035

-  H9 - Residential 9
-  H18 - Residential 18
-  H30 - Residential 30
-  H50 - Residential 50
-  CG - General Commercial
-  MU - Mixed Use
-  IL - Light Industrial
-  IH - Heavy Industrial
-  P - Public and Semi-Public
-  W - Water

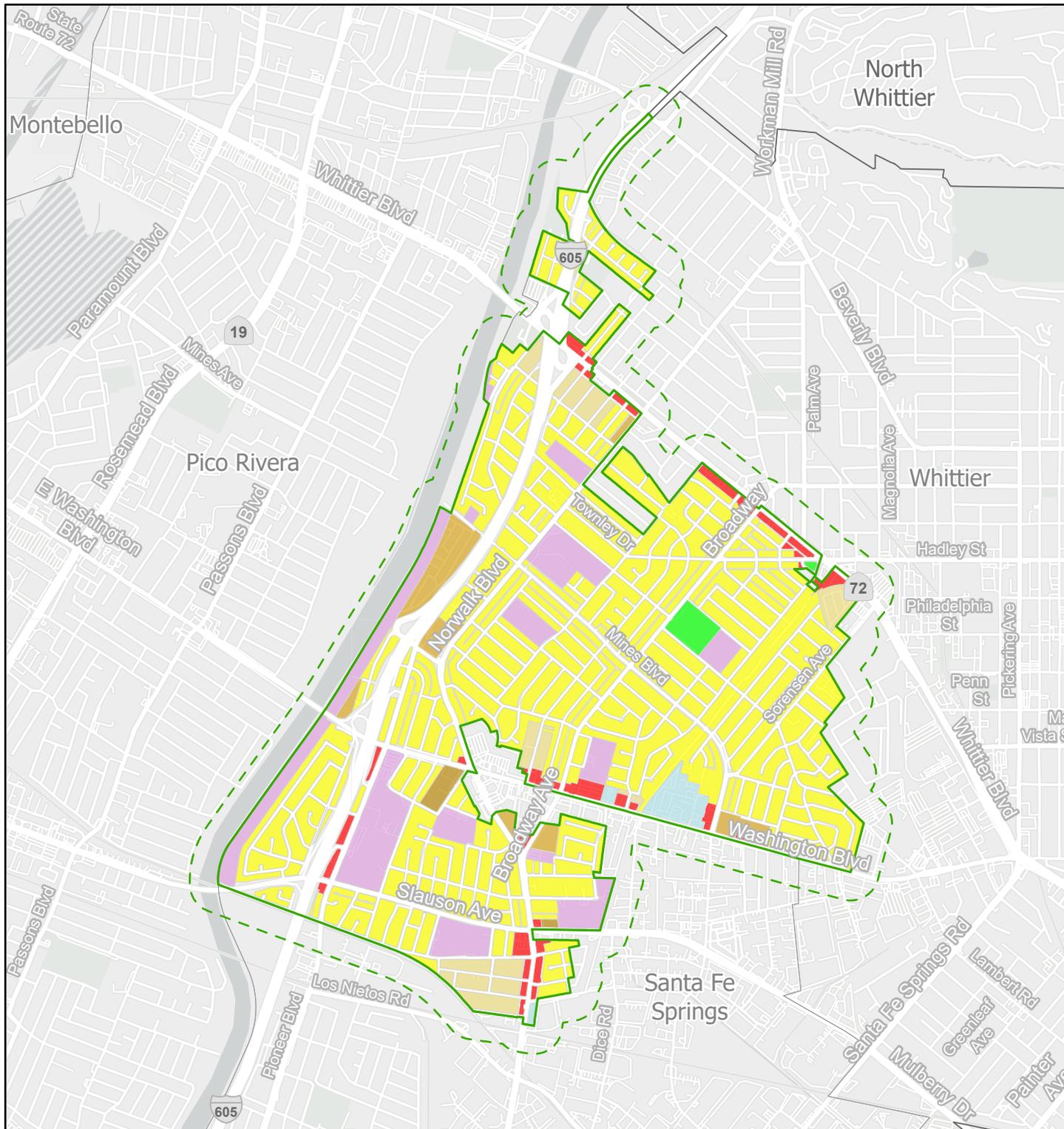


LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple St.
 Los Angeles, CA 90012



Green Zone Districts

WEST WHITTIER - LOS NIETOS



Map Series

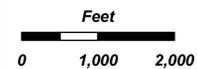
- Green Zone Districts
- Green Zone Districts (500' buffer)

Land Use Policy - General Plan 2035

- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- H50 - Residential 50
- CG - General Commercial
- IL - Light Industrial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation

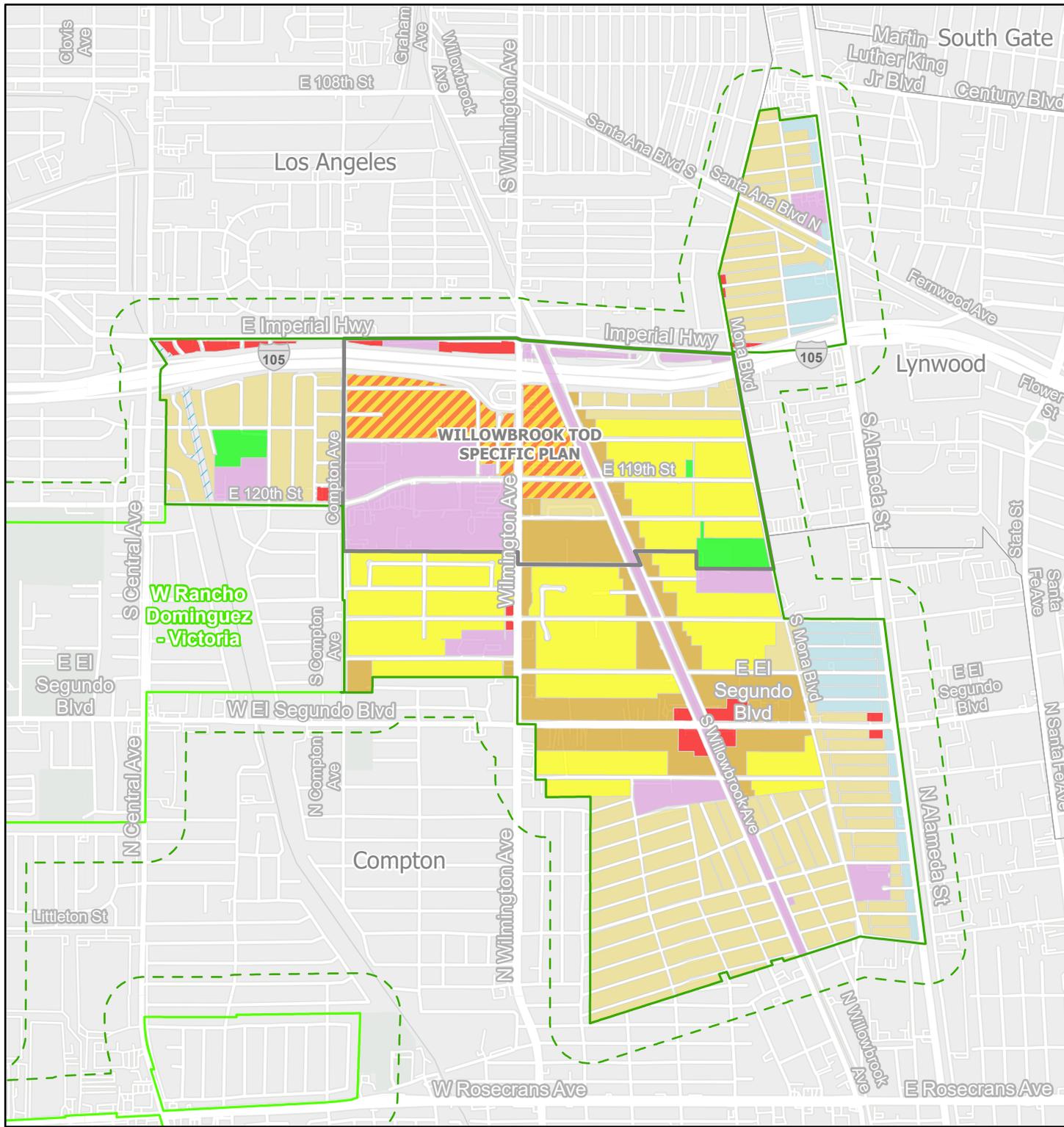


LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



Green Zone Districts

WILLOWBROOK



Map Series

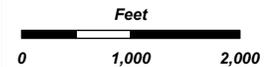
- Green Zone Districts
- Green Zone Districts (500' buffer)
- Neighboring Green Zone Districts
- Specific Plan Boundary

Land Use Policy - General Plan 2035

- H9 - Residential 9
- H18 - Residential 18
- H30 - Residential 30
- CG - General Commercial
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- OS-PR - Parks and Recreation
- W - Water



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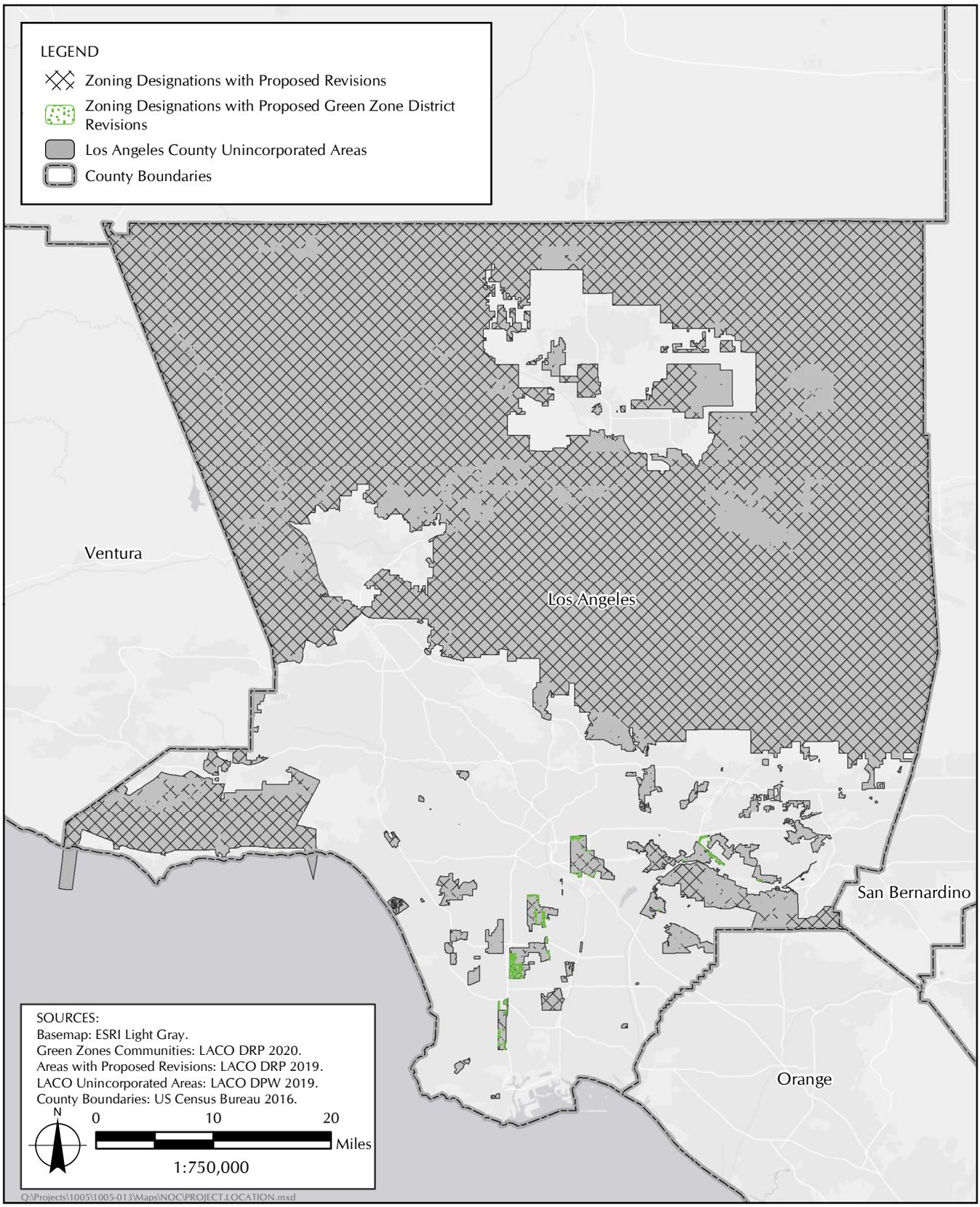


FIGURE III.B-1
 Project Location Map

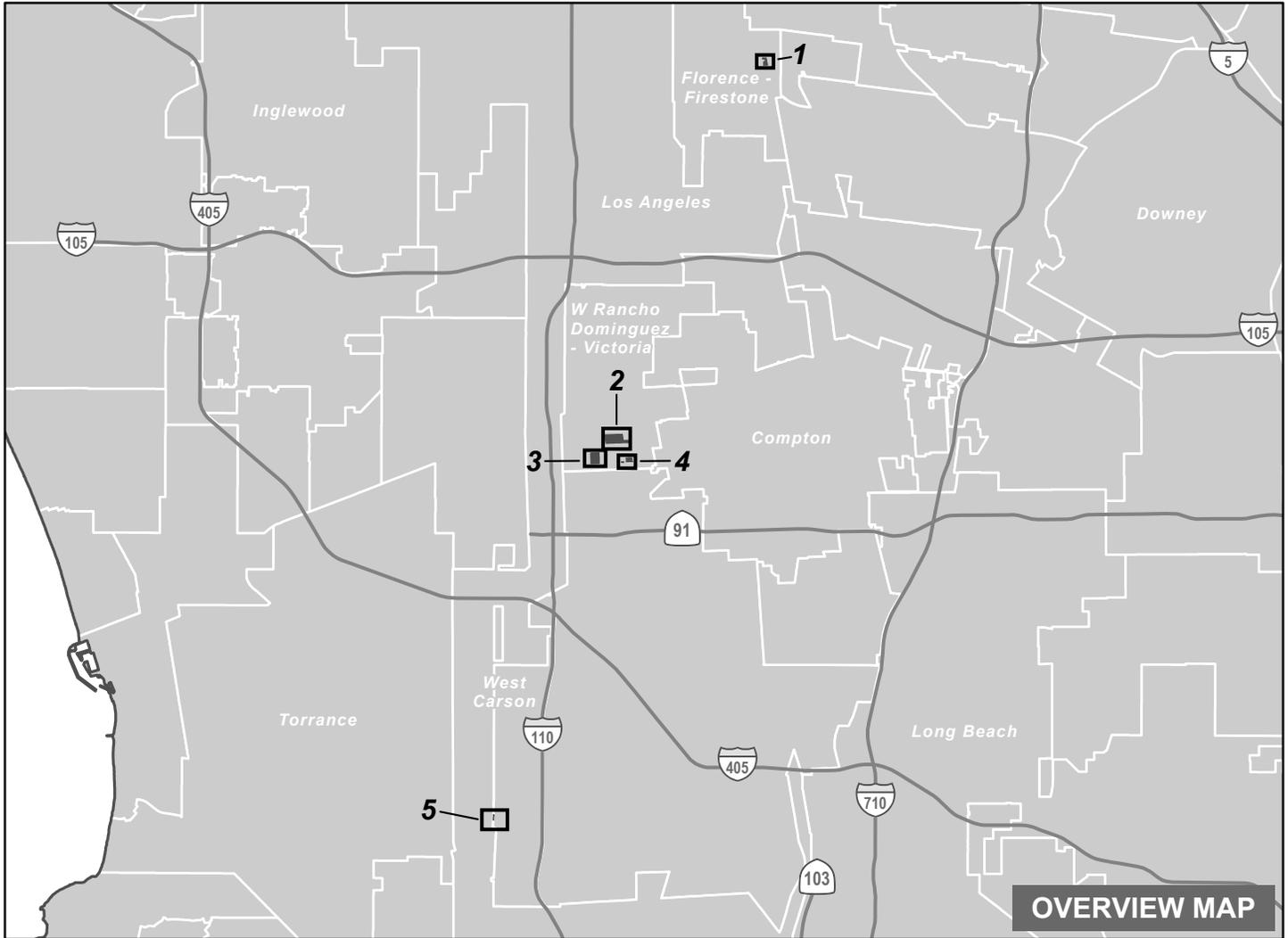
COMMUNITY: MULTIPLE

PLAN AMENDMENT: RPPL2020002900

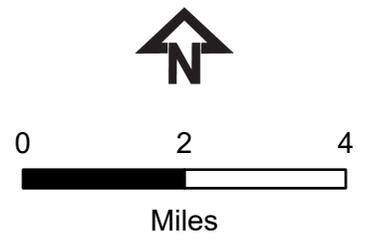
ON: _____

CATEGORY IH TO IL

PROPOSED: LIGHT INDUSTRIAL



-  Freeway
-  Zone Change Area
-  Map Series Page
-  City / Unincorporated Community
-  Los Angeles County Boundary



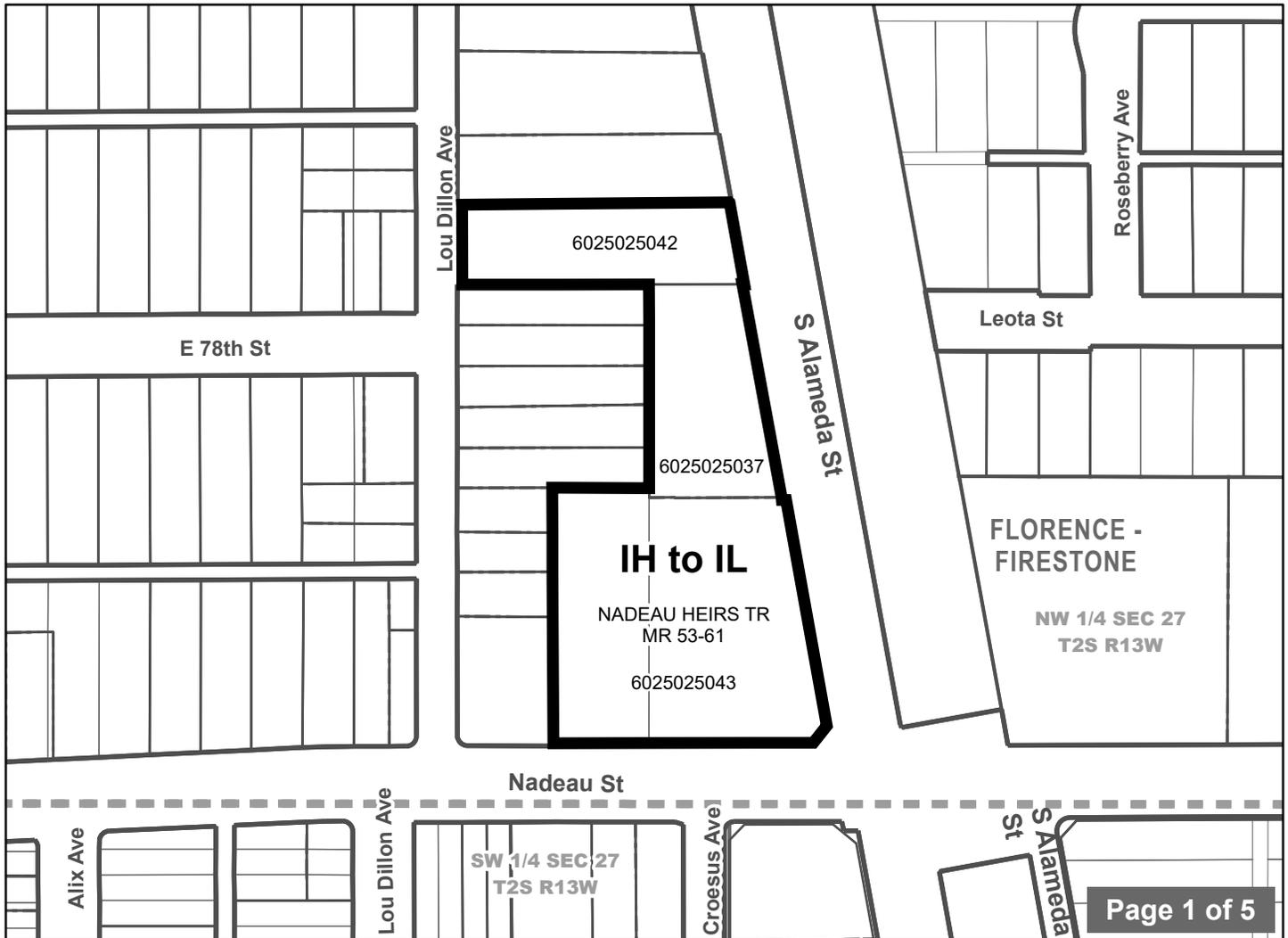
AMENDMENT TO: FLORENCE-FIRESTONE COMMUNITY PLAN

COMMUNITY: FLORENCE-FIRESTONE

PLAN AMENDMENT: RPPL2020002900

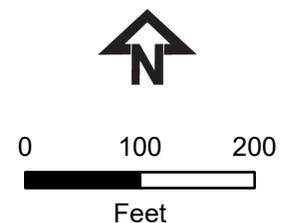
ON: _____

CATEGORY IH TO IL
PROPOSED: LIGHT INDUSTRIAL



- Lot
- Cut / Deed
- Subdivision
- Right-of-Way
- Plan Amendment Area
- Assessor Parcel
- Section / Township / Range
- City / Unincorporated Bdy

The Assessor Identification Number (AIN) is to be used for reference only, in addition to any recorded tract or parcel boundaries labeled in the map. The GIS layer shall represent the "digital description" of the Plan Amendment area and could represent whole or portions of a parcel per the Assessor GIS database as of the date recorded in the Plan Amendment above.



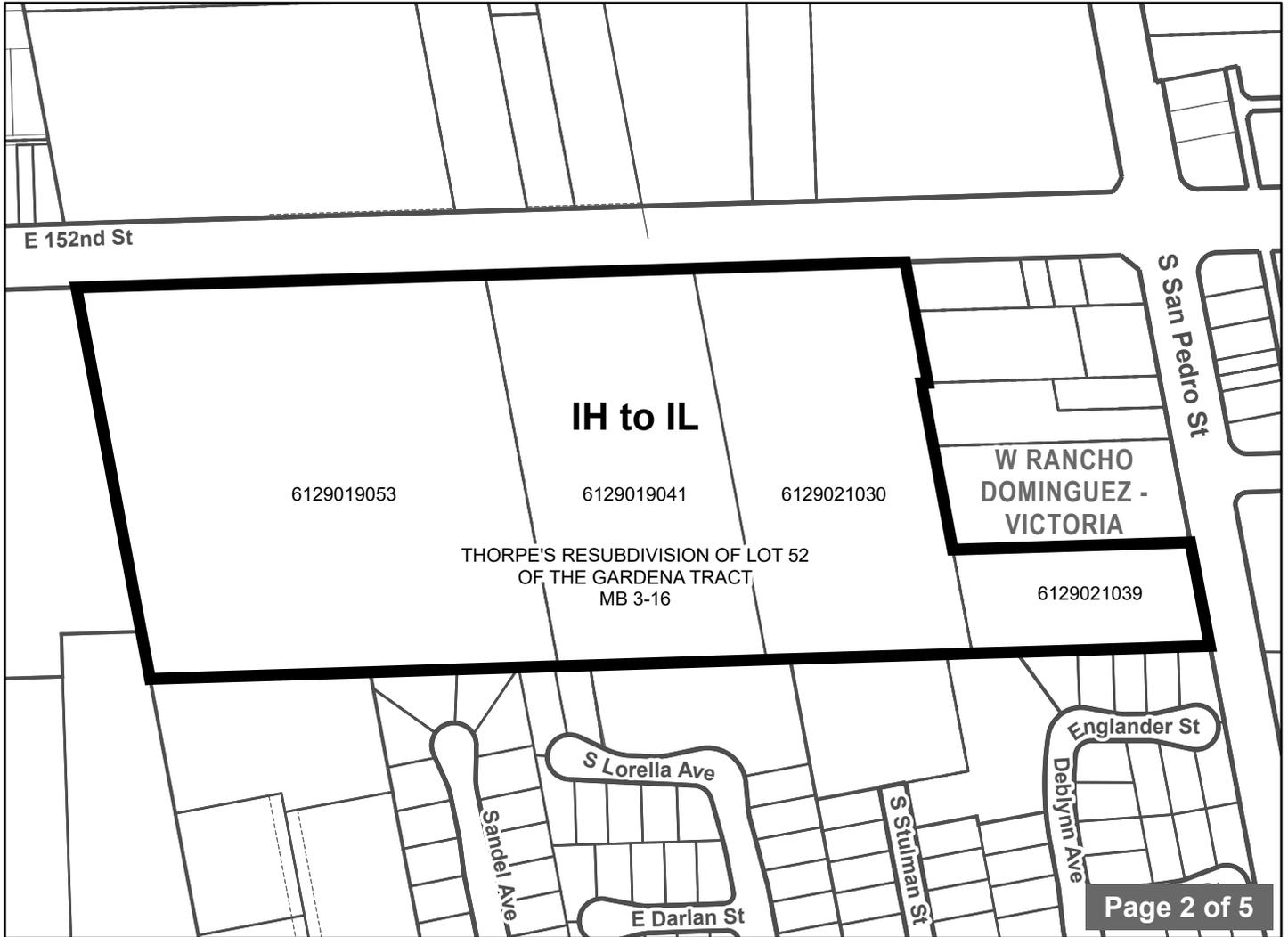
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

COMMUNITY: W RANCHO DOMINGUEZ-VICTORIA

PLAN AMENDMENT: RPPL2020002900

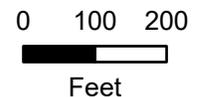
ON: _____

CATEGORY IH TO IL
PROPOSED: LIGHT INDUSTRIAL



- Lot
- Cut / Deed
- Easement
- Subdivision
- Right-of-Way
- Plan Amendment Area
- Assessor Parcel
- City / Unincorporated Bdy

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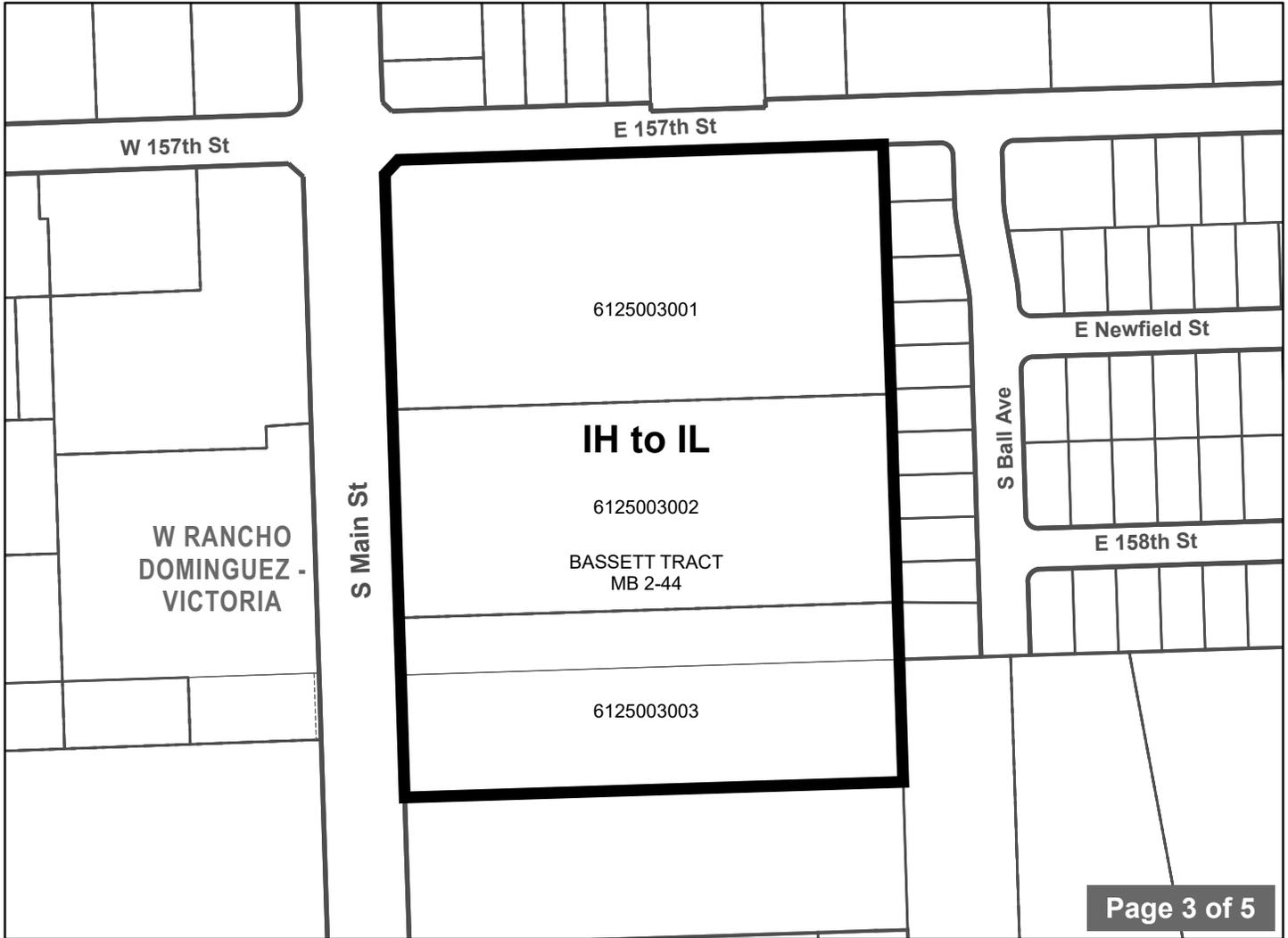


COMMUNITY: W RANCHO DOMINGUEZ-VICTORIA

PLAN AMENDMENT: RPPL2020002900

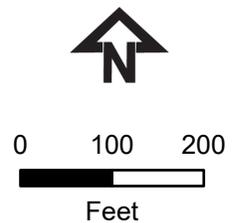
ON: _____

CATEGORY IH TO IL
PROPOSED: LIGHT INDUSTRIAL



- Lot
- Cut / Deed
- Easement
- Subdivision
- Right-of-Way
- Plan Amendment Area
- Assessor Parcel
- City / Unincorporated Bdy

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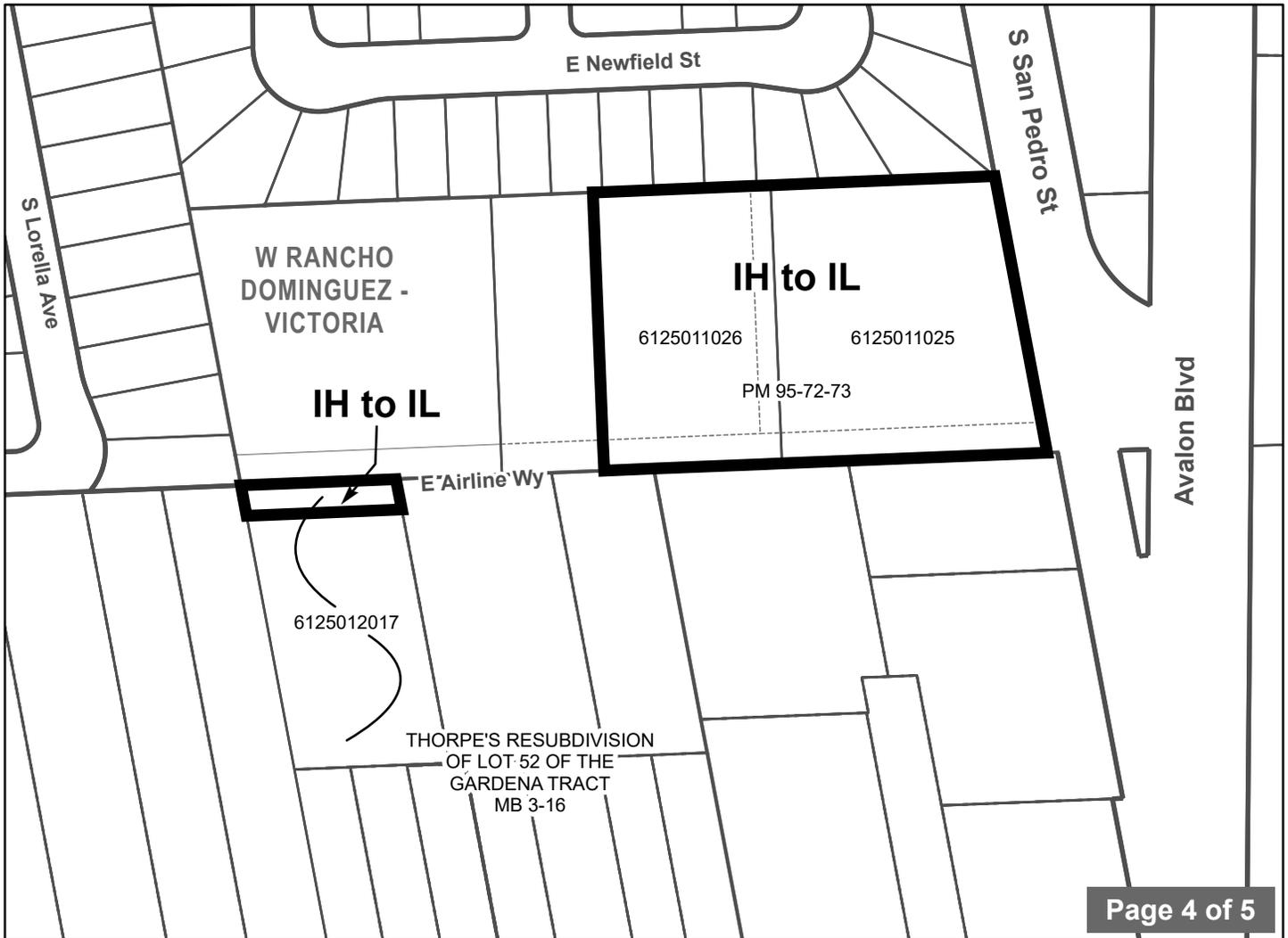


COMMUNITY: W RANCHO DOMINGUEZ-VICTORIA

PLAN AMENDMENT: RPPL2020002900

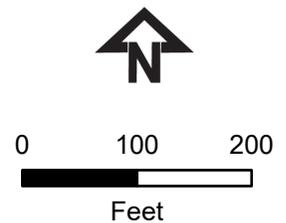
ON: _____

CATEGORY IH TO IL
PROPOSED: LIGHT INDUSTRIAL



-  Lot
-  Cut / Deed
-  Easement
-  Subdivision
-  Right-of-Way
-  Plan Amendment Area
-  Assessor Parcel
-  City / Unincorporated Bdy

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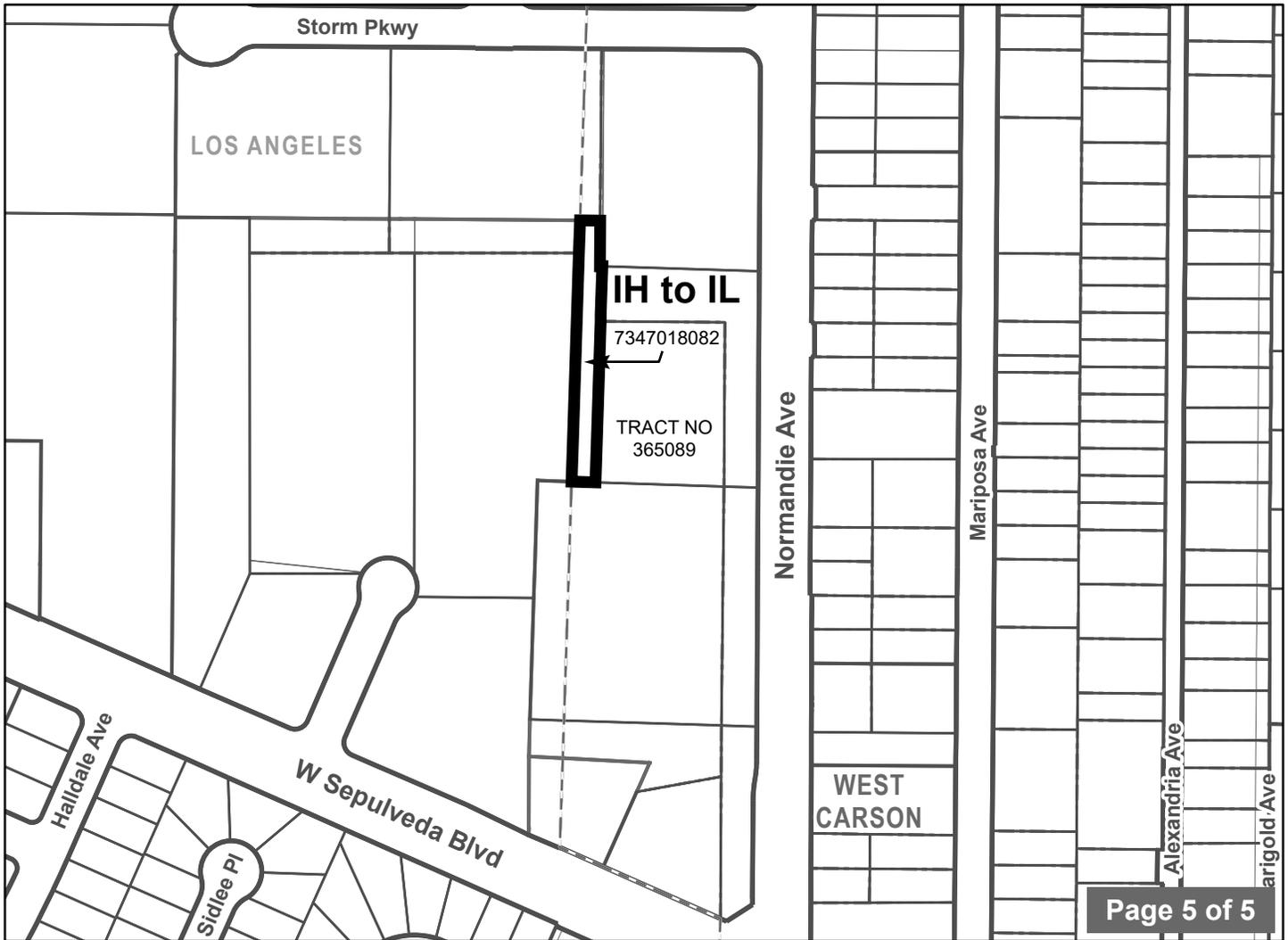
AMENDMENT TO: GENERAL PLAN 2035 - WEST CARSON

COMMUNITY: W CARSON

PLAN AMENDMENT: RPPL2020002900

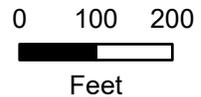
ON: _____

CATEGORY IH TO IL
PROPOSED: LIGHT INDUSTRIAL



-  Lot
-  Cut / Deed
-  Easement
-  Subdivision
-  Right-of-Way
-  Plan Amendment Area
-  Assessor Parcel
-  City / Unincorporated Bdy

The Assessor Identification Number (AIN) is to be used for reference only, in addition to any recorded tract or parcel boundaries labeled in the map. The GIS layer shall represent the "digital description" of the Plan Amendment area and could represent whole or portions of a parcel per the Assessor GIS database as of the date recorded in the Plan Amendment above.



THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

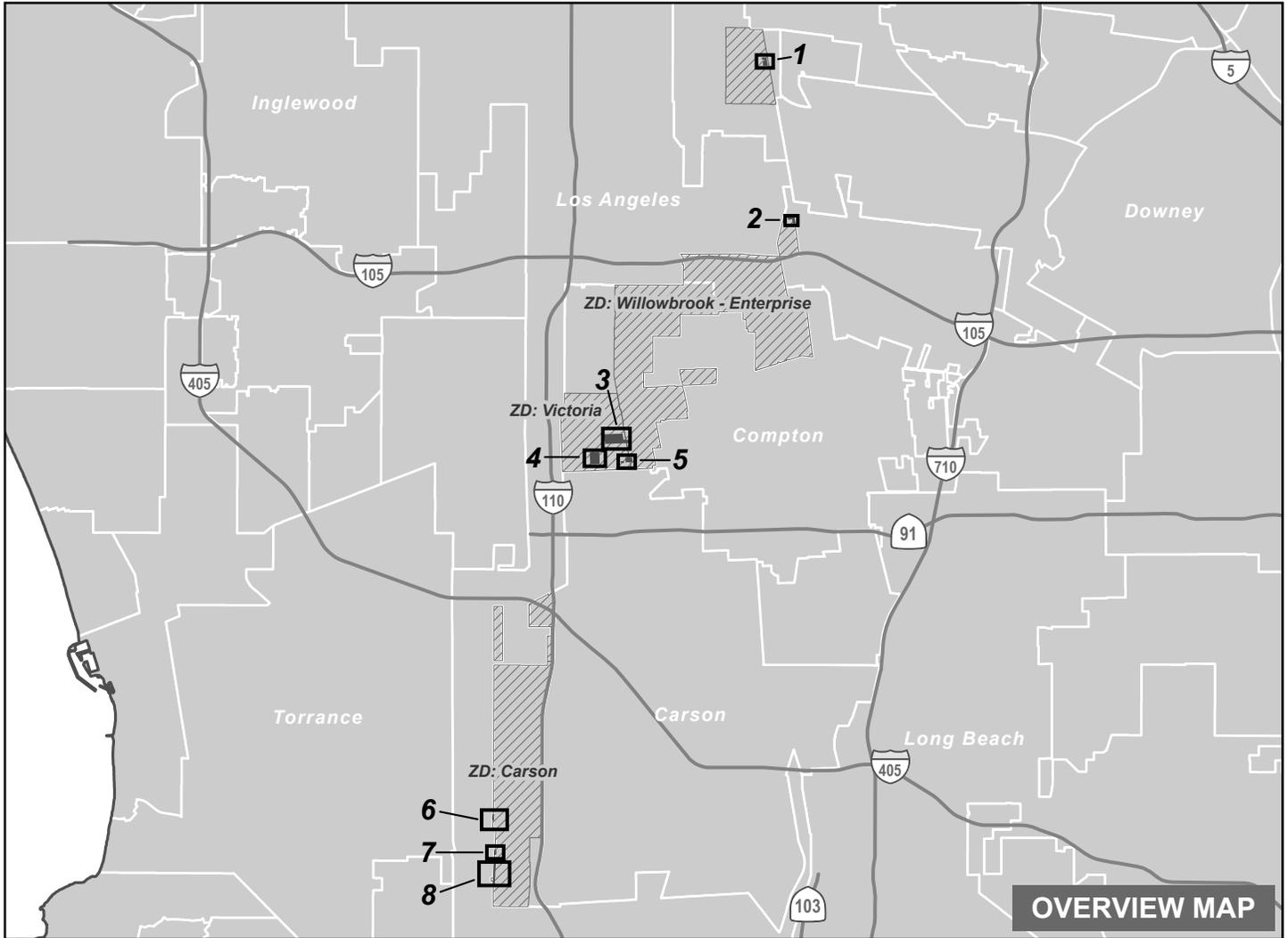
CHANGE OF PRECISE PLAN
MULTIPLE ZONED DISTRICTS

ADOPTED BY ORDINANCE: _____

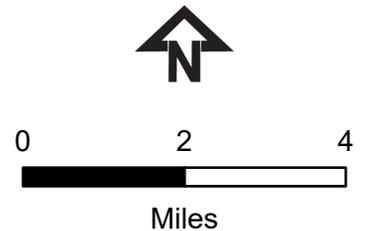
ON: _____

ZONING CASE: RPPL2021012002 _____

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



- | | | | |
|---|------------------|---|---------------------------------|
|  | Freeway |  | Selected Zoned District (ZD) |
|  | Zone Change Area |  | City / Unincorporated Community |
|  | Map Series Page |  | Los Angeles County Boundary |



THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

CHANGE OF PRECISE PLAN

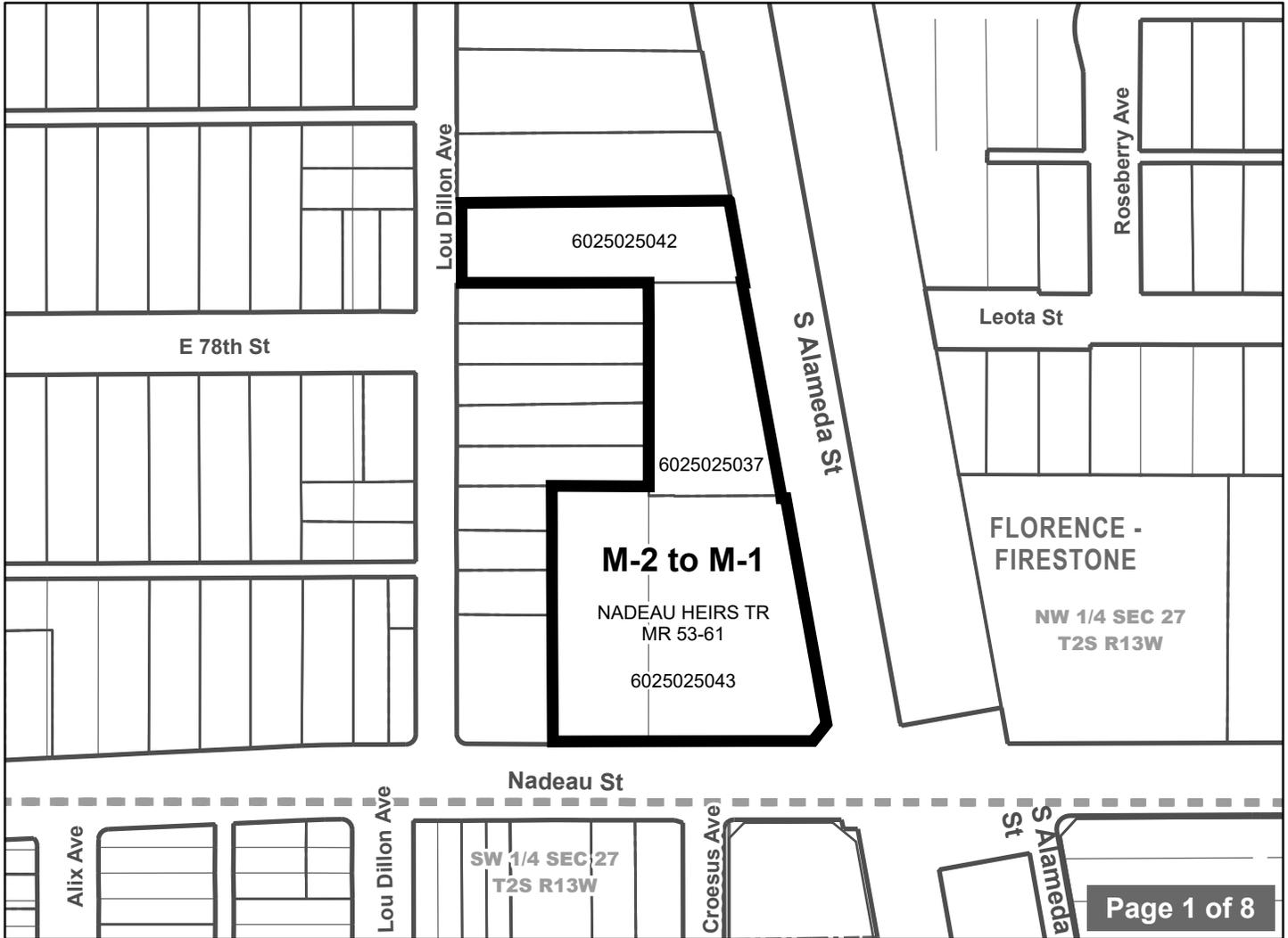
ZONED DISTRICT: ROOSEVELT PARK

ADOPTED BY ORDINANCE: _____

ON: _____

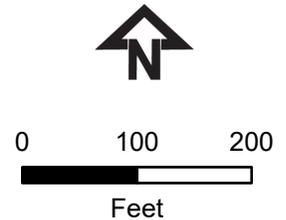
ZONING CASE: RPPL2021012002 _____

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



- Lot
- Cut / Deed
- Subdivision
- Right-of-Way
- Zone Change Area
- Assessor Parcel
- Section / Township / Range
- City / Unincorporated Bdy

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THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 PAT MODUGNO, CHAIR
 AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

CHANGE OF PRECISE PLAN

ZONED DISTRICT: WILLOWBROOK - ENTERPRISE

ADOPTED BY ORDINANCE: _____

ON: _____

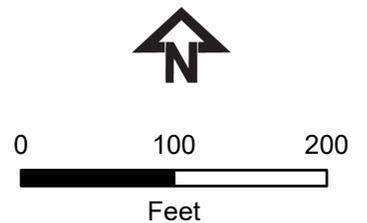
ZONING CASE: RPPL2021012002 _____

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



- Lot
- Cut / Deed
- Right-of-Way
- Zone Change Area
- Assessor Parcel
- City / Unincorporated Bdy

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THE REGIONAL PLANNING COMMISSION
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CHANGE OF PRECISE PLAN

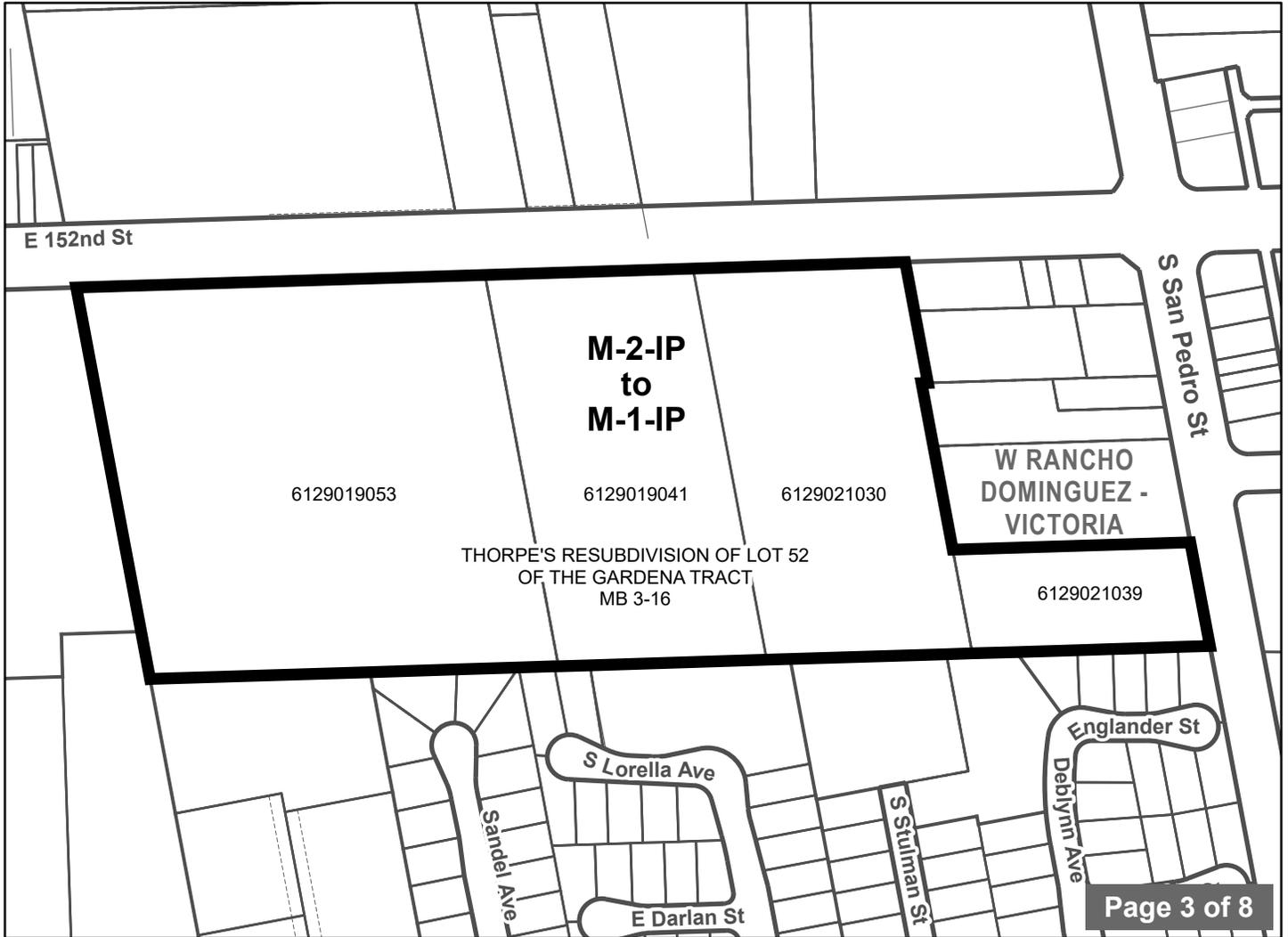
ZONED DISTRICT: VICTORIA, WILLOWBROOK - ENTERPRISE

ADOPTED BY ORDINANCE: _____

ON: _____

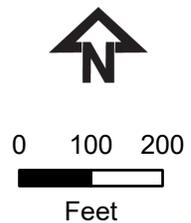
ZONING CASE: RPPL2021012002 _____

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



- Lot
- Cut / Deed
- Easement
- Subdivision
- Right-of-Way
- Zone Change Area
- Assessor Parcel
- City / Unincorporated Bdy

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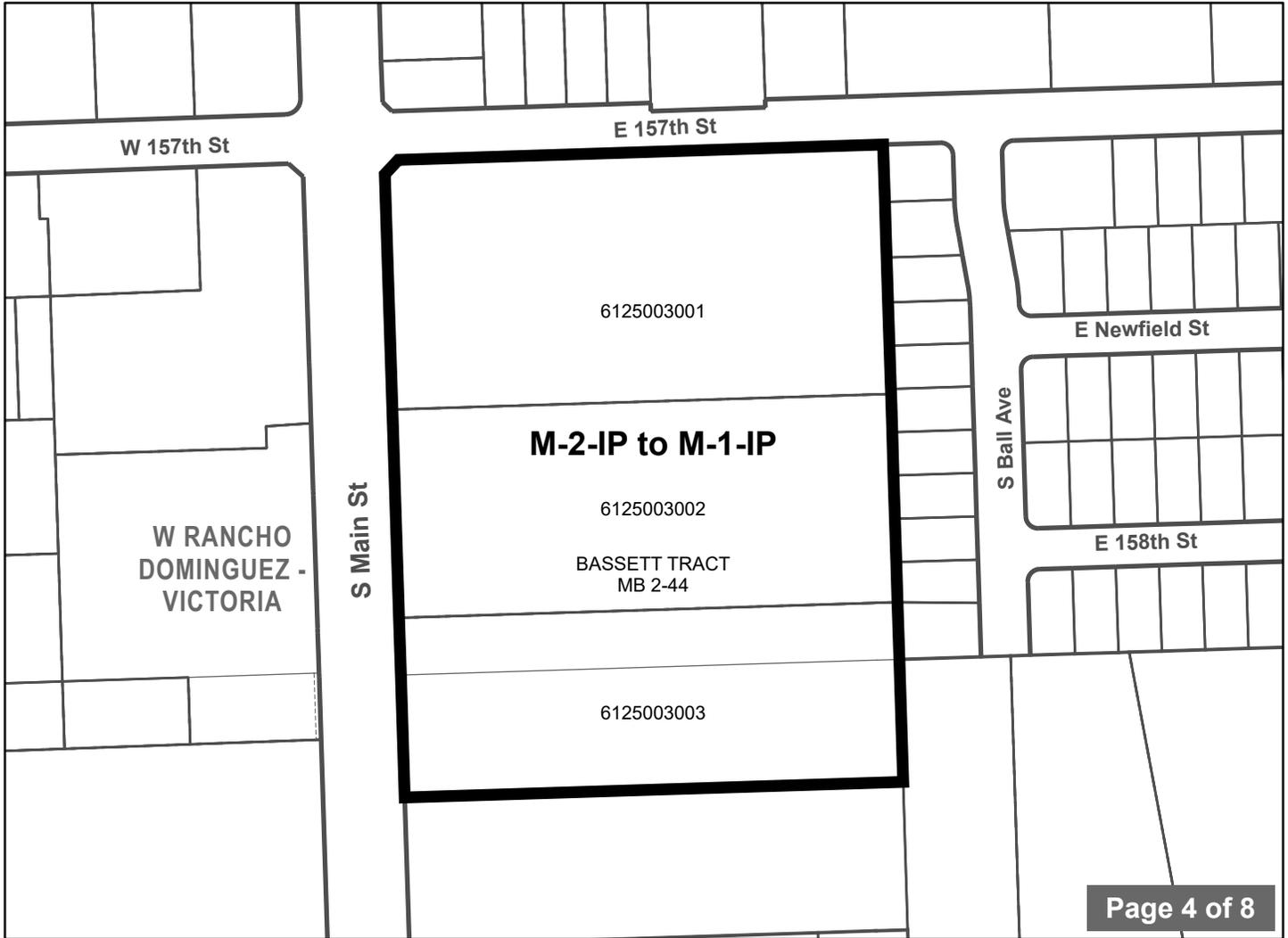
CHANGE OF PRECISE PLAN
ZONED DISTRICT: VICTORIA

ADOPTED BY ORDINANCE: _____

ON: _____

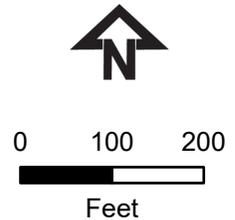
ZONING CASE: RPPL2021012002 _____

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



- Lot
- Cut / Deed
- Easement
- Subdivision
- Right-of-Way
- Zone Change Area
- Assessor Parcel
- City / Unincorporated Bdy

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CHANGE OF PRECISE PLAN

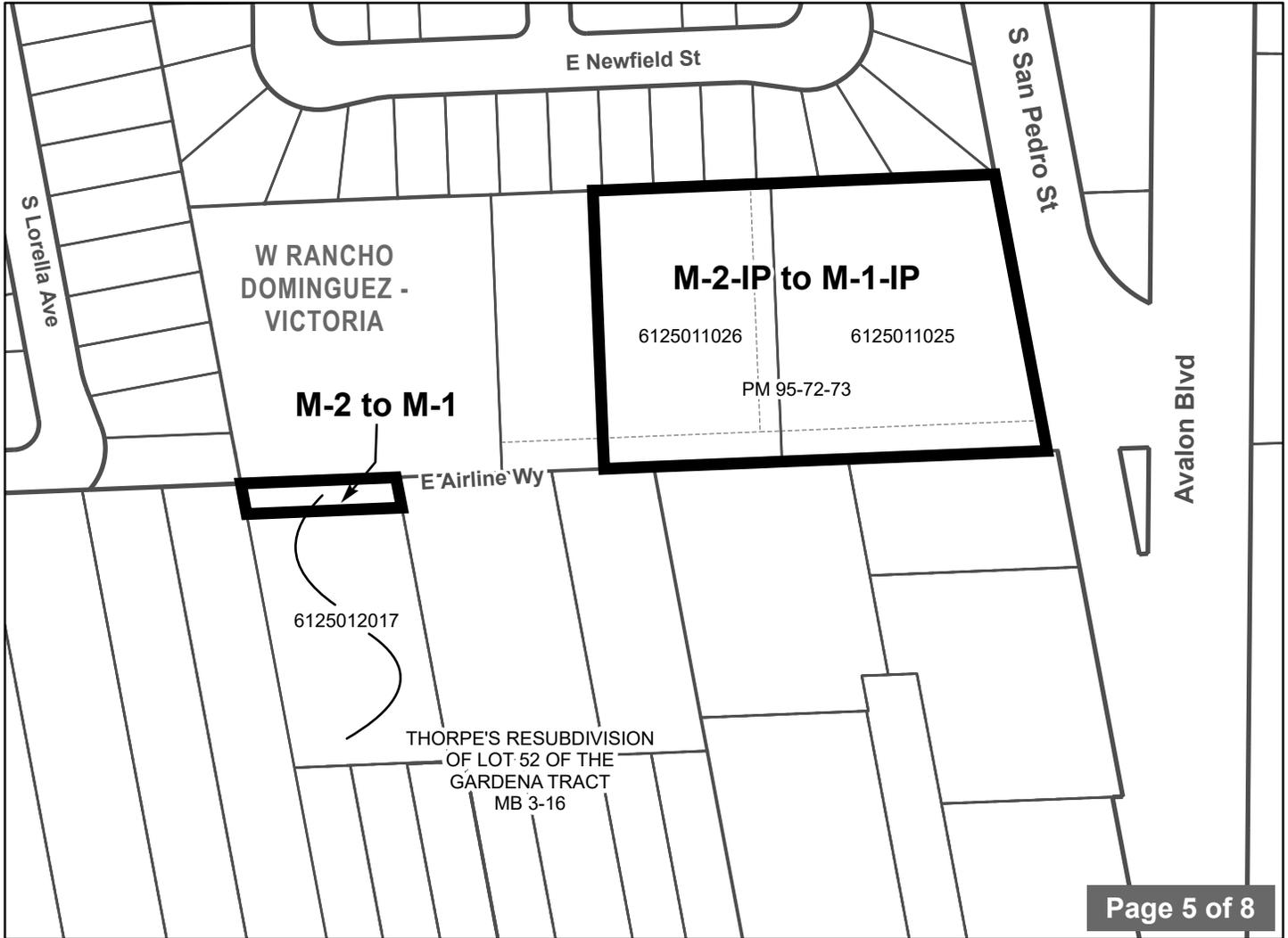
ZONED DISTRICT: VICTORIA, WILLOWBROOK - ENTERPRISE

ADOPTED BY ORDINANCE: _____

ON: _____

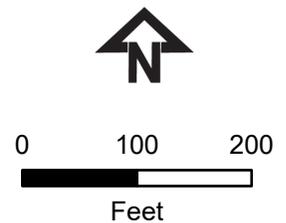
ZONING CASE: RPPL2021012002 _____

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



- Lot
- Cut / Deed
- Easement
- Subdivision
- Right-of-Way
- Zone Change Area
- Assessor Parcel
- City / Unincorporated Bdy

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THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
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 AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

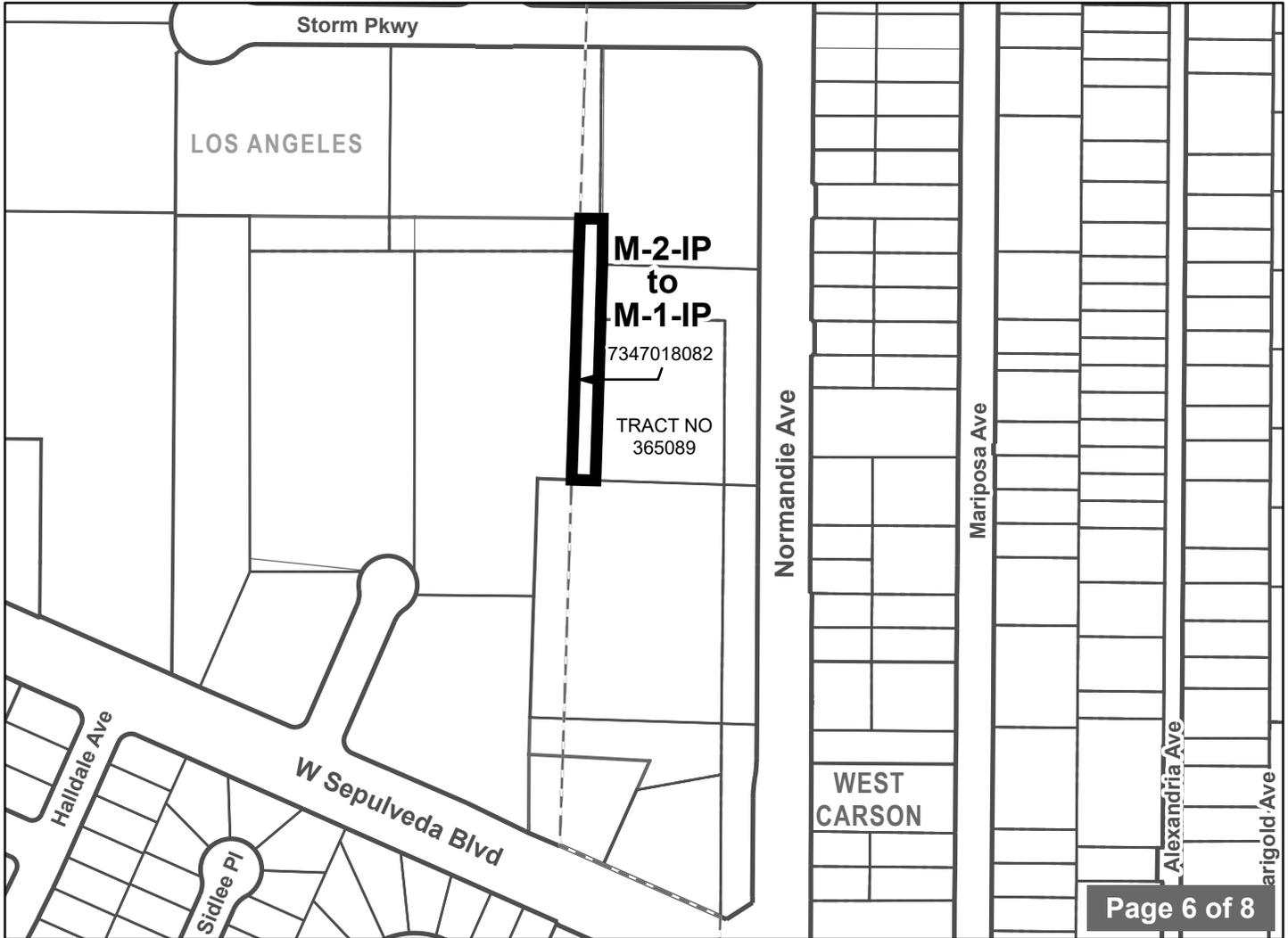
CHANGE OF PRECISE PLAN
ZONED DISTRICT: CARSON

ADOPTED BY ORDINANCE: _____

ON: _____

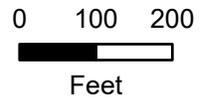
ZONING CASE: RPPL2021012002 _____

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



- Lot
- Cut / Deed
- Easement
- Subdivision
- Right-of-Way
- Zone Change Area
- Assessor Parcel
- City / Unincorporated Bdy

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CHANGE OF PRECISE PLAN
ZONED DISTRICT: CARSON

ADOPTED BY ORDINANCE: _____

ON: _____

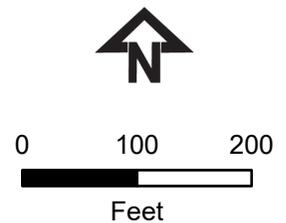
ZONING CASE: RPPL2021012002 _____

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



- Lot
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- Assessor Parcel
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CHANGE OF PRECISE PLAN
ZONED DISTRICT: CARSON

ADOPTED BY ORDINANCE: _____

ON: _____

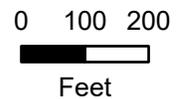
ZONING CASE: RPPL2021012002 _____

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



- Lot
- Cut / Deed
- Easement
- Subdivision
- Right-of-Way
- Zone Change Area
- Assessor Parcel
- City / Unincorporated Bdy

The Assessor Identification Number (AIN) is to be used for reference only, in addition to any recorded tract or parcel boundaries labeled in the map. The GIS layer shall represent the "digital description" of the zone change area and could represent whole or portions of a parcel per the Assessor GIS database as of the date recorded in the Zone Change Ordinance above.



LOS ANGELES COUNTY GREEN ZONES PROGRAM

FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT

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

LEAD AGENCY:

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012**

PREPARED BY:

**SAPPHOS ENVIRONMENTAL, INC.
430 NORTH HALSTEAD STREET
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NOVEMBER 10, 2021

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B	GIS Methodology for Determining the Number of Affected Parcels in the Green Zones Program

SECTION I INTRODUCTION

A. PURPOSE

Pursuant to Section 15089 of the Guidelines for the California Environmental Quality Act (CEQA Guidelines), the County of Los Angeles, as lead agency, must prepare the Final Program Environmental Impact Report (Final PEIR) before approving the Green Zones Program. This Final PEIR for the Green Zones Program has been prepared in accordance with Section 15132 of the CEQA Guidelines. As required by that section, this Final PEIR consists of the following: Draft PEIR for the Green Zones Program (Draft PEIR Volumes I through II, incorporated herein by reference); corrections, clarifications, and additions to the Draft PEIR; copies of the comment letters received regarding the Green Zones Program and/or the Draft PEIR; a list of persons, organizations, and public agencies commenting on the Draft PEIR; responses to all comments received; and other information added for clarification by the lead agency, each described further below.

B. ENVIRONMENTAL REVIEW PROCESS

Initiated by the Board of Supervisors 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 90-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*), 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 would be required for the proposed program.

Based on the analysis contained in the Initial Study, the County identified nine issue areas to be carried forward for detailed analysis in the PEIR:

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

1. Notice of Preparation

After the PEIR determination was made, the County prepared and circulated a Notice of Preparation (NOP) for a 70-day review period, which exceeded the 30 days required under Section 15082(b) of the State CEQA Guidelines. The review period began on June 16, 2020, and closed on August 24, 2020. The NOP and Initial Study were sent to the State Clearinghouse of the California Office of Planning and Research (OPR) and County Clerk for filing on June 11, 2020, and distributed to various federal, state, regional, and local government agencies. The NOP was provided on the County's website at

<http://planning.lacounty.gov/greenzones/documents> and

http://planning.lacounty.gov/view/public_notice_ceqa,

and email notifications were sent to the project's interested parties list as well as other email lists identified for Countywide projects. The NOP and Notice of Scoping Meetings was also placed in the following newspapers: *Antelope Valley Press*, *Daily Breeze*, *East L.A. Tribune and Belvedere Citizen*, *Gardena Valley News*, *Malibu Times*, *Our Weekly*, *Pasadena Star News*, *San Gabriel Valley Tribune*, *Santa Clarita Valley Signal*, *The Argonaut*, and *Whittier Daily News*. The NOP invited public comments regarding environmental issues including the baseline conditions, the scope of the environmental analysis, the impact determinations in

the Initial Study, and any alternatives or mitigation measures that the County should consider in the Draft PEIR. In addition, the NOP notified the public and public agencies that the County would host two scoping meetings to present a summary of the proposed program and solicit public comments. Twelve comment letters were received during the NOP comment period. Copies of the NOP and the comment letters submitted in response to the NOP are included in the PEIR (Appendix C to the Draft PEIR, *NOP and Comments on NOP*).

2. Scoping Meetings

In addition to the extensive community outreach undertaken by the County over the 5-year development of the proposed Green Zones Program and Ordinance, the County hosted two scoping meetings to provide project information and solicit public comments. Out of respect for public health and safety requirements necessitated by the COVID-19 pandemic, the scoping meetings were held via Zoom and Facebook Live teleconference. The first meeting was held on Monday, July 13, 2020, from 4:00 to 5:04 p.m. The first meeting was attended by approximately 50 people over the course of the meeting (including the presenters), with 81 registrants for the Zoom Meeting and Facebook Live views. A total of 21 comments were received at the meeting (see Appendix C to the Draft PEIR).

The second meeting was held on July 22, 2020, from 5:00 to 6:22 p.m. The second meeting was attended by approximately 23 people over the course of the meeting (including the presenters), with a total of 34 registrants for the Zoom Meeting and additional Facebook Live views. The 34 total registrants included 12 County registrants and 2 Sapphos Environmental, Inc. registrants. A total of 21 comments were received at the meeting (Appendix C to the Draft PEIR).

3. Public Review of the Draft PEIR

This Draft PEIR was circulated for the required 45-day public review period in conformance with CEQA and the State CEQA Guidelines, including all applicable requirements with regard to the filing, posting, publication, and distribution of all public notices. It was prepared under the direction and supervision of the County Department of Regional Planning and reflects the County's independent judgment. Interested agencies and members of the public are invited to provide written comments on the Draft PEIR to the contact information shown below.

The Draft PEIR is available for public review on the County website:

http://planning.lacounty.gov/view/public_notice_ceqa

The County received comment on the Draft PEIR between December 17, 2020, and January 30, 2021.

4. Final PEIR and Public Hearings

During the review period, the County received a total of five comment letters on the Draft PEIR, which are listed in Table III.A-1, *List of Commenters on the Draft PEIR*. As specified in Section 15090 of the State CEQA Guidelines, the Final PEIR will be presented to the Regional Planning Commission and County Board of Supervisors at public hearings for potential certification of the Final PEIR for the Green Zones Program.

The County expects that the Final PEIR will be presented to Board of Supervisors for consideration in early 2022, subject to finalization. The consideration of certification of the Final PEIR will be noted on the County website, at least 10 calendar days prior to the hearing:

<http://bos.lacounty.gov/Board-Meeting/Board-Agendas>

C. CONTENTS OF THE FINAL PEIR

This Final PEIR is organized into three main sections, as follows:

Section I. Introduction—This section provides an overview of the Final PEIR.

Section II. Corrections, Clarifications, and Additions to the Draft EIR—This section consists of revisions that have been made to the Draft PEIR based on comments received from public agencies and the general public and other items requiring updating, clarification, and/or correction.

Section III. Responses to Comments—This section presents a table that lists the public agencies and interested parties that commented on the Draft PEIR. A copy of each comment letter (or email) is provided, followed by each individual comment and a corresponding response.

In addition, as discussed in Section II, *Corrections, Clarifications, and Additions to the Draft PEIR*, of this Final PEIR, the draft Ordinance that was Appendix A to the Draft PEIR has been revised and is appended to this Final PEIR:

Appendix A. Ordinance No. Draft 08/19/2021

Furthermore, the County Planning Commission requested that County staff revise the draft Ordinance to include a requirement that drive-in fast food and gas station uses be required to obtain a Conditional Use Permit (CUP) (Appendix A to the Final PEIR). County staff determined the number of commercial parcels in Element No. 1, Green Zone Districts, that would be affected by this change. A description of the GIS methodology used to make that determination has been appended to this Final PEIR:

Appendix B. GIS Methodology for Determining the Number of Affected Parcels in the Green Zones Program

SECTION II

CORRECTIONS, CLARIFICATIONS, AND ADDITIONS TO THE DRAFT PEIR

A. INTRODUCTION

This section of the Final PEIR consists of corrections, clarifications, and additions to the Draft PEIR that have resulted from comments received from agencies and the public and other information added for clarification by the lead agency. All changes to the Draft PEIR were made to increase the understanding of the PEIR. The Draft PEIR was released for a public review period between December 17, 2020, and February 1, 2021. The review period met the CEQA-required 45-day minimum review period. The County of Los Angeles Department of Regional Planning received letters of comment on the Draft PEIR from public agencies and private organizations.

The changes presented in this section have been made to clarify, correct, or add to the project environmental impact analysis. These changes do not result in any new or increased significant environmental impacts that would result from implementation of the project. Additionally, the changes are minor and consistent with the findings as presented in the PEIR. In accordance with Section 15088.5 of the State CEQA Guidelines, recirculation of the PEIR document is not required where the new information added to the PEIR merely clarifies or amplifies or makes insignificant modifications in an adequate PEIR.

B. CORRECTIONS, CLARIFICATIONS, AND ADDITIONS

The Draft PEIR and Initial Study (Appendix B to the Draft PEIR) were revised to reflect revisions to the Title 22 Ordinance (Appendix A to the Final PEIR, *Ordinance No. Draft 08/19/2021*), to ensure consistency with the Los Angeles County Countywide Siting Element Draft EIR,¹ and to address comments from the public received during the Draft PEIR comment period.

The revised documents are attached. Text deleted from the Draft PEIR and Initial Study (Appendix B to the Draft PEIR) is shown in ~~strikethrough~~, and new text is underlined.

¹ Los Angeles County Public Works. June 2020. Los Angeles Countywide Siting Element Draft Environmental Impact Report.

Corrections, Clarifications, and Additions
to the Draft PEIR

LOS ANGELES COUNTY GREEN ZONES PROGRAM

DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

PREPARED FOR:

**County of Los Angeles
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PREPARED BY:

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DECEMBER 10, 2020

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SECTION I

EXECUTIVE SUMMARY

This section of the Program Environmental Impact Report (PEIR) for the proposed Los Angeles County (County) Green Zones Program (Green Zones Program or proposed program) has been prepared pursuant to the California Environmental Quality Act (CEQA). In accordance with Section 15123 of the State CEQA Guidelines, this section of the PEIR contains an overview of the proposed program, its potential environmental impacts and mitigation measures, a summary of the alternatives to the proposed program evaluated in this PEIR and their ability to reduce or avoid significant effects of the project, areas of controversy, and issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.

A. INTRODUCTION

As required by CEQA, this PEIR (1) assesses the potentially significant direct, indirect, and cumulative environmental effects of the proposed program; (2) identifies potential feasible means of avoiding or substantially lessening significant adverse impacts; and (3) evaluates a range of reasonable alternatives to the proposed program, including the required No Project Alternative. The County is the lead agency for the proposed project evaluated in this PEIR and has the principal responsibility for certifying the PEIR and approving the proposed program. Pursuant to the CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000 et seq.), this PEIR consists of an evaluation of the effects of the entire proposed program. This PEIR will be used by the County to evaluate the environmental implications of adopting the proposed program. Prior to approving the proposed program, the County must consider the information contained in the PEIR, determine whether the PEIR was properly prepared in accordance with CEQA (Public Resources Code [PRC], § 21000 et seq.) and the CEQA Guidelines, determine that it reflects the independent judgment of the lead agency, adopt findings concerning the proposed program's significant environmental impacts and alternatives, and adopt a Statement of Overriding Considerations if the proposed program would result in significant impacts that cannot be avoided.

B. PROJECT SUMMARY

Project Description Synopsis

The project description (Section III of the PEIR) is derived from the draft ordinance and the draft zoning and proposed zone changes and plan amendments (Title 22) (see Appendix A, *Ordinance No. Draft 10/15/2020*). The proposed program includes a proposal to adopt the Green Zones Program to promote 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 seeks to enhance protection of sensitive uses, where such uses are adjacent to certain industrial and manufacturing uses, pursuant to historic development patterns and the land use designations in the County General Plan or County Zoning Ordinance. The Green Zones Program works within the land use development pattern in the Land Use Element of the County General Plan and does not alter anticipated growth in the unincorporated County or increased population density, density of dwelling units, or density of industrial or manufacturing land uses. Eleven communities referred to as Green Zone Districts (Element 1) identify locations within the unincorporated County where the existing land use pattern has the potential to adversely affect sensitive uses. The addition of development standards for New Sensitive Uses (Element 2) of the proposed program provides protections to sensitive uses, such as multi-family residential developments, that locate near existing industrial uses. The Recycling and Waste Management revisions (Element 3) of the proposed program would result in providing a better-regulated and updated process in alignment with new State regulations to permit new types of recycling processing and organic waste facilities using newer technologies in order to meet State requirements, and to further define and provide specific regulations for ~~automobile dismantling yards~~, pallet yards, recycling collection facilities, recycling processing facilities, including auto dismantling yards, scrap metal yards, and junk and salvage yards, organic waste, and solid waste facilities. While revisions to Title 22 would result in more locations where recycling and waste management facilities could be permitted, these facilities will require a discretionary review through a Conditional Use Permit (CUP) to be established as a primary use, and the requirements include ~~restrictions on automobile dismantling yards, prohibiting~~ pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from environmentally sensitive areas, including Hillside Management Areas (HMAs); and Significant Ecological Areas (SEAs); Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in High Fire Hazard Severity Zones (HFHSZs) and Very High Fire Hazard Severity Zones (VHFHSZs). Additionally, in vessel, solid waste landfills and inert debris landfills would 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 ~~are~~ would be prohibited in Agricultural Resource Areas (ARAs). The following five elements of the proposed program and the associated amendments to the County Zoning Code are described in more detail below.

Element 1 – Green Zone Districts

Element 1 adds Chapter 22.84 to the Zoning Code to establish the Green Zone Districts of the proposed program to minimize potential adverse health and safety impacts to communities that are disproportionately affected by toxic air pollutants and contaminants such as respirable particulate matter (PM₁₀) 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 (see Figure III.E-1, *Los Angeles County Planning Areas*, in Section III, *Project Description*). 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 within 500 feet of a residential use on an 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 Environmental Justice Screening Method (EJSM). Green Zone Districts would establish new development standards and/or more stringent entitlement processes for specific industrial, recycling, 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 (see Table III.E-1, *Planning and Permitting Requirements*; and Table III.E-2, *Development Standards*, in Section III, *Project Description*). The zoning code (Title 22) changes would 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision allow certain industrial uses in these communities by-right and others with a Conditional Use Permit (CUP) or in close proximity to sensitive uses and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements.

Element 2 – New Sensitive Uses

Element 2 adds Chapter 22.134130 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 would be 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 would be required to comply with development standards including air filtration systems, landscaping, buffering setbacks, solid walls, and open space. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses.

Element 3 – Recycling and Waste Management Revisions.

Element 3 includes revisions to Recycling and Waste Management standards and regulations, including Supermarket Accessory Recycling Collection Centers. The County currently regulates recycling facilities as junk and salvage and narrowly regulates solid waste facilities, which are allowable in M-2 (Heavy Manufacturing) designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a ~~conditional use permit (CUP)~~, Minor Conditional Use Permit (MCUP), and/or Site Plan Review (SPR) for primary facilities, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. ~~The proposed revisions would prohibit automobile dismantling yards~~ Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities ~~from HMAs, SEAs, and VHFHSZs. Additionally, would be prohibited from HMAs and SEAs. Additionally,~~

pallet yards, chipping and grinding, and mulching facilities would be prohibited in High Fire HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Additionally, Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County, and would not increase density or require additional development.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

Element 4 adds Chapter 22.1324~~28~~ 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 structures 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 doorways, and enhanced circulation. This element does not increase density, encourage new development, or change the allowable uses in any zone.

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 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 (22.300.030) 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 Program Element No. 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 No. 5 consists of revisions that would redefine and recategorize recycling and waste management uses only. No changes to development standards, permitting requirements, or changes to where these uses would be permitted is being proposed in this element of the proposed program. As a result, this element of the Green Zones Program was not included in the environmental analysis in this document.

General Plan Amendment Revisions

In addition to the revisions to Title 22, the proposed program would also include a General Plan Amendment to ensure consistency with the proposed revisions to Title 22. The proposed program’s General Plan Amendment component consists of text changes to policies in Chapter 3 (Guiding Principles), Chapter 6 (Land Use Element), ~~Chapter 13 (Public Services and Facilities 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.

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, 27 ~~28~~ parcels are proposed for a Zone change from M-2 (Heavy Manufacturing), to M-1 (Light Manufacturing). Similarly, as part of the General Plan Amendment Revisions, 14 ~~45~~ of the 27 ~~28~~ parcels proposed for a Zone change within the Green Zone Districts area are proposed to be changed from the Land Use Designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. (see Figure III.E-2, *Zone Changes and General Plan Amendments*, in Section III, *Project Description*). The purpose of the General Plan amendment and Zone change is to ensure that the current General Plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The 14 ~~45~~ parcels included in the General Plan amendment and the total 27 ~~28~~ parcels in the Zone change are proposed to occur in the same geographic locations as the Green Zone Districts (Figure III.E-2) and will be evaluated with this element in the analysis.

Project Objectives

As a result of the multiyear planning process initiated in 2015, and in consultation with stakeholders, the County established 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 (Senate Bill [SB] 1000)¹ and California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32 and SB 535).^{2,3,4}
- 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 PM₁₀ 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),⁵ Mandatory Commercial Recycling (14 CCR § 18837, Chapter 9.1),⁶ 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.

¹ 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

² California Air Resources Board. Accessed February 26, 2020. Assembly Bill 32 Overview. Available at: <https://ww3.arb.ca.gov/cc/ab32/ab32.htm>

³ 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

⁴ 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

⁵ 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§ionNum=14581.

⁶ 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)

Project Location

The Green Zones Program would be implemented throughout the unincorporated areas of the County that contain applicable zoning designations and associated land use designations (see Section III, *Project Description*). ~~A total of 134,564 parcels are~~ A total of 2,758 parcels are ~~The number of parcels affected by the proposed program, ranging 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, ranging ranges~~ from zero in ~~7~~ 6 of 11 County planning areas to ~~5,480~~ 2,464 in the Metro Planning Area.

Environmental Review Process

The County initiated the environmental review process through preparation of an Initial Study (see Appendix B, *Initial Study*), 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 would be required for the proposed 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, and Wildfire (see Section VI.F, *Effects Not Found to Be Significant*).

Based on the analysis contained in the Initial Study, the County identified nine issue areas to be carried forward for detailed analysis in the PEIR:

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

The County prepared and circulated a Notice of Preparation (NOP) for a 70-day review period, which exceeded the 30 days required under Section 15082(b) of the State CEQA Guidelines (see Appendix C, *NOP and Comments on NOP*). The review period began on June 16, 2020 and closed on August 24, 2020. The NOP was sent to the State Clearinghouse of the California Office of Planning and Research (OPR) and County Clerk for filing on June 11, 2020, and distributed to various federal, state, regional, and local government agencies. Due to impacts of the Covid-19 pandemic and closure of Los Angeles County public facilities, the NOP was provided on the County's website and email notifications were sent to the project's interested parties list as well as a number of email lists identified for Countywide projects. The NOP and Notice of Scoping Meetings were also placed in the multiple newspapers, including the newspaper of general circulation in each area affected by the proposed project: *Antelope Valley Press*, *Daily Breeze*, *East L.A. Tribune and Belvedere Citizen*, *Gardena Valley News*, *Malibu Times*, *Our Weekly*, *Pasadena Star News*, *San Gabriel Valley Tribune*, *Santa Clarita Valley Signal*, *The Argonaut*, and *Whittier Daily News*. During the NOP scoping period, the County hosted two online scoping meetings held on July 13, 2020, and July 22, 2020, to provide project information and solicit public comments.

C. AREAS OF CONTROVERSY

CEQA Guidelines Section 15123(b)(2) requires that an EIR identify areas of controversy, including issues raised by other agencies and the public. The County reviewed all comments received during the scoping period and identified 10 areas of potential controversy related to the consideration of the proposed project:

1. Concerns related to shortening the time requirements retroactive measures for existing facilities.
2. The scope of future commercial enterprises that would be subject to the proposed development standards, specifically if such standards would apply to warehouses, metal processing facilities, and land uses that would be subject to development standards in the Green Zone Districts' new standards, and whether the Green Zone Districts would prohibit certain land uses, change by-right land uses established pursuant to the Land Use Element of the General Plan, or require a CUP for an expanded category of land uses.
3. Request for elimination of incompatible land uses by removing all land use designations that allow industrial land uses immediately adjacent to residential land use.
4. Concerns regarding coordination with adjacent incorporated Cities that have industrial land use designations that abut residential land uses in the unincorporated areas of the County.
5. Request for the County to compress the timeframes required for compliance specified in the Ordinance.
6. Request that the Health Impact Study specifically address any available data from e.g. the South Coast Air Quality Management District (SCAQMD), related to auto salvage yards in the scope of Health Impact Assessment (HIA).
7. Consideration of superfund sites in nearby incorporated areas.
8. Concerns related to the availability of adequate parking availability for existing homes.
9. Clarification regarding why population/housing, public services, recreation, and transportation were not identified and needing to be carried forward in the Draft PEIR for detailed evaluation.
10. Request for information regarding collaboration between LA County Department of Public Health and LA County Sustainability Plan planners working with LA County Department of Regional Planning (DRP) to develop Green Zones Program, HIA, and related proposed development standards for community protections.

During the NOP scoping period, comment letters were received from five public agencies (see Appendix C). Issues raised are summarized below:

- **Caltrans:** The Caltrans letter commented that Caltrans does not expect the proposed program approval to result in a direct adverse impact to the existing State transportation facilities.
- **California Department of Fish and Wildlife (CDFW):** The CDFW response letter included seven comments:
 1. Incorporate setbacks that are appropriate to each sensitive natural area type and based on the specific facility type.
 2. Evaluate the potential for organic waste facilities to impact sensitive areas with respect to spreading invasive plants, insects, diseases, and pathogens.
 3. Evaluate the possibility of incorporating setbacks to avoid and/or reduce impacts of landscaping on sensitive plants, wildlife, and habitats
 4. Consider a landscaping plant palette that includes a diversity of drought tolerant native plants, lawn grass alternatives, and plants that benefit and invite birds, beneficial insects, pollinators, and butterflies.
 5. The Draft PEIR should provide an impact analysis of proposed design features on biological resources, and a range of feasible alternatives to ensure that alternatives to design features are fully considered and evaluated (CEQA Guidelines, § 15126.6).
 6. CDFW recommends the Project avoid planting, seeding, or introducing invasive exotic plant species to landscaped areas that are adjacent and/or near native habitat areas. Invasive/exotic plants should be restricted from use in landscape plans for all actions associated with this Project.

- **State of California Department of Justice:** The State of California Department of Justice comment letter raised three issues:
 1. The County Should Strengthen the Buffer Between Industrial Uses and Sensitive Receptors... from 500-feet to 1,000-feet. Additionally, we recommend the County broaden the prohibited uses to include vehicle-related uses.
 2. The County Should Add Requirements to Reduce Noise Impacts.
 3. The County Should Adopt Signage Requirements to Prevent Idling.

- **South Coast Air Quality Management District:** The SCAQMD comment letter included four issues:
 1. **Warehouses.** These comments relate to creation of buffer zones of at least 300 meters from sensitive uses; requiring a percentage of on-road trucks used during operation to be zero emission or near zero emission trucks; requiring warehouse design use such that entrances and exits do not encourage trucks to traverse past residences, and other nearby sensitive uses; requiring warehouse design use such that no trucks queue outside of the facility; limiting the daily number of truck trips allowed to the level analyzed in the certified or approved CEQA document for the warehouse; establishing truck routes which avoid sensitive receptor locations and require that the truck routes be used for truck traffic associated with the warehouse; require that truck routes be clearly marked with trailblazer signs, so that trucks will not enter residential areas that are adjacent to portions of the designated truck routes; require installation of adequate signage that prohibits truck idling in certain locations; restrict overnight truck parking in residential areas; require the installation of electric hook-ups to eliminate idling of main and auxiliary engines during loading and unloading, and when trucks are not in use; ensure that sites are designed with sufficient parking space for charging infrastructure and parking for zero-emissions yard trucks used onsite, as well as additional space potentially for zero emissions on-road trucks that visit the site; require signage that informs truck drivers of California Air Resources Board (CARB) regulations (which include anti-idling regulations); maximize the use of solar energy including solar panels; require the use of electric landscaping equipment, such as lawn mowers and leaf blowers; require use of electric or alternatively fueled sweepers with HEPA filters; maximize the planting of trees in landscaping and parking lots; use light colored paving and roofing materials; and utilize only Energy Star heating, cooling, and lighting devices, and appliances.
 2. **Metal Facilities and Other Industrial Uses.** These comments relate to avoiding siting sensitive land uses within 1,000 feet of chrome platers, requiring the Los Angeles County Department of Regional Planning to consult with SCAQMD to conduct permit cross-checks for new or renewal permit applications for industrial uses (e.g., metal facilities).
 3. **Signage for Submitting Air Quality Complaints.** These comments relate to the inclusion of signage requirements for industrial uses within the Green Zone Districts and subject to SCAQMD rules.
 4. **Damaged Pavement.** This comment relates to addressing odors from damaged pavement at organic and solid waste facilities.

- **San Manuel Band of Mission Indians:** The San Manuel Band of Mission Indians comment letter requested a cultural report, and project plans showing the exact location of the project.

During the NOP comment period, two written comment letters were received from public organizations (Appendix C). Issues raised are summarized below:

- **East Yard Communities for Environmental Justice:** The East Yard Communities for Environmental Justice included six comments:
 1. DRP should reduce the time existing businesses have to comply with the ordinance's requirements from 3, 5, and 10 years to 1, 3, and 5 years, respectively.
 2. CUPs for new businesses should be prohibited for all types of industries listed in Section 22.84.030
 3. DRP should create and commit to the implementation of a Green Zones Interagency Task Force as part of the ordinance.
 4. All polluting businesses within 500 feet of a sensitive use receptor should be 2,500 feet away.
 5. DRP should implement logistical details and restrictions to foster the public health and safety of the surrounding community.

6. Additional comments for specific CEQA Issue Areas:

- a. Air Quality
- b. Biological Resources
- c. Hazardous Materials
- d. Land Use
- e. Noise
- f. Water Quality
- g. Cumulative Impacts

• **Communities for a Better Environment:** The Communities for a Better Environment letter included six comments:

1. Industrial uses should be rezoned rather than requiring additional compatibility requirements.
2. Reduce compliance schedule timeframe for existing industrial uses to adapt to new requirements.
3. Reduce operating hours for industrial uses within Green Zones and expand development standards to include cleanup.
4. Improve inspections and identify a compliance officer to ensure better compliance among all industrial facilities.
5. Improve guidance for required best practices in Conditional Use Permits.
6. Expand the industrial facilities included in the list of prohibited uses within Green Zones.

D. ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed program, the major issues to be resolved include decisions by the lead agency as to the following:

Of the nine issue areas that were carried forward for detailed analysis in the PEIR, three issue areas were analyzed that resulted in significant and unavoidable impacts: Cultural Resources, Noise, and Tribal Cultural Resources. Analysis of the remaining six issue areas—Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, and Utilities and Service Systems—resulted in less than significant impacts (Table ES.F-1, *Summary of Environmental Consequences*).

E. SUMMARY OF PROJECT ALTERNATIVES

Although the No Project/No Build Alternative would not involve construction activities that would be required to implement the new development standards and other revisions, the proposed program would be the environmentally superior alternative as it would result in the most long-term environmental benefits to 2,778 parcels that would not be provided with the No-Project Alternative.

No Project/No Build Alternative

The No-Project Alternative assumes that the Existing Title 22 Zoning Ordinance and Los Angeles County General Plan 2035 (County General Plan) would remain unchanged. The No-Project Alternative would not impose development standards that would require the construction of additional walls, fencing, lighting, landscaping, solid waste, and recycling enclosures. However, it would fail to provide any of the protections for sensitive uses that are the subject of the proposed program. No revisions to Title 22 would occur with regard to the following eight areas addressed in the proposed project:

- Add Chapter 22.84 to the Zoning Code to establish the Green Zone Districts to minimize potential adverse health and safety impacts to 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 that are disproportionately affected by toxic air pollutants and contaminants such as PM₁₀ and odors generated from various land uses and to promote clean industrial uses. Toxic air pollutants such as PM₁₀ and odors generated from various land uses would continue to increase, at a comparable pace to the growth rate anticipated in the County General Plan for the specified communities.

- 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 of operations and maintenance activities such as odors, noise, visual blight, soil contamination, vehicle circulation, and emission of criteria pollutants would not take place.
- A schedule of compliance of 3, 5, and 7 years for existing industrial uses/businesses in the Green Zone Districts communities to meet new development standards to reduce impacts from incompatibilities between sensitive receptors and existing or new industrial uses would not be implemented.
- The addition of Chapter 22.134430 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 uses. The creation of regulations and development standards would eliminate impacts and incompatibilities for new sensitive uses proposed adjacent to or adjoining an existing, legally established industrial, recycling, or solid waste, or vehicle-related uses would not take place.
- The amendment of Chapter 22.140 of the Zoning Code to revise four, delete one, and add six new sections to the chapter for Recycling and 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 (MRF) and Transfer Stations, Auto Dismantling or Scrap Metal Facilities, Construction and Demolition Waste (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 take place
- The addition of Section 22.140.710660 (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 would not take place.
- The addition of Chapter 22.132428 to the Zoning Code to regulate and set development standards for storage enclosure requirements for Recycling and Solid Waste for new and expanded structures would not take place.
- No updates to the existing General Plan goals and policies would occur towards implementing State environmental justice (EJ) initiatives, and the re-zoning of 27 28 parcels from Heavy Manufacturing to Light Manufacturing and change in land use designation of 14 45 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 (SB 1000) and California Global Warming Solutions Act of 2006 (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.

Alternative 2: Reduce the Number of Green Zone Districts Communities Included in the Ordinance Revisions

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 proposed program. This alternative would apply the Green Zone Districts standards to only the five communities with the highest EJS scores (15–20): East Los Angeles, Florence-Firestone, Willowbrook, West Rancho Dominguez-Victoria, and West Whittier-Los Nietos (see Figure V.D-1, *Reduced Green Zone Districts Communities Alternative*). This would result in approximately 45 percent fewer sensitive uses in the communities not included receiving the benefits of the proposed program. Instead of the Green Zone Districts including the 11 unincorporated communities, the new chapter would create development standards and procedures for 5 communities—East Los Angeles, Florence-Firestone, Willowbrook, West Rancho Dominguez-Victoria, and West Whittier-Los Nietos—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.

Alternative 3: Remove the Requirement for Retroactive Compliance of Existing Industrial Uses with the Green Zones Program

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 proposed 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 7-year phased timeframe, only new uses would be required to incorporate the additional development standards into the entitlement process. Alternative 3 would result in less environmental benefits than the proposed program as existing incompatible uses would not be addressed, and would only partially meet the objectives of the proposed program.

F. SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

As required by Section 15126 of the State CEQA Guidelines, the determination of potential environmental impacts from the proposed program is based on a comparison of the proposed program to existing conditions. Section 15125(a) of the State CEQA Guidelines specifies that the environmental baseline conditions are the existing conditions as they exist at the time of publication of the NOP for the PEIR (June 2020). In most instances, the most recent complete data sets are for 2020, and in some instances 2014. In accordance with Section 15123 of the State CEQA Guidelines, for each of the nine environmental issue areas that are evaluated in the PEIR, one of three determinations is made: No Impact, Less than Significant Impact, or Significant Impact (Table ES.F-1, *Summary of Environmental Consequences*). For each significant impact, feasible mitigation measures are identified, consistent with the provisions of Section 15126.4 of the State CEQA Guidelines.

**TABLE I.F-1
SUMMARY OF ENVIRONMENTAL CONSEQUENCES**

Impact	Mitigation Measures	Significance after Mitigation
A. 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)?	No mitigation required	Less than Significant
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?	No mitigation required	Less than Significant
Threshold A-3: Expose sensitive receptors to substantial pollutant concentrations?	No mitigation required	Less than Significant
Threshold A-4: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	No mitigation required	Less than Significant
B. 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)?	No mitigation required	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?	No mitigation required	Less than Significant
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?	No mitigation required	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?	No mitigation required	No Impact
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.)?	No mitigation required	Less than Significant
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)?	No mitigation required	No Impact
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?	No mitigation required.	No Impact
C. Cultural Resources		
Threshold C-1: Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	No feasible mitigation	Significant Impact
Threshold C-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	No feasible mitigation	Significant Impact
Threshold C-3: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No feasible mitigation	Significant Impact
Threshold C-4: Disturb any human remains, including those interred outside of dedicated cemeteries?	No mitigation required	Less than Significant
D. 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?	No mitigation required	Less than Significant
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?	No mitigation required	Less than Significant
Threshold D-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No mitigation required	Less than Significant
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?	No mitigation required	Less than Significant
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?	No mitigation required	Less than Significant
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?	No mitigation required	Less than Significant
Threshold D-7: Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	No mitigation required	No Impact
Threshold D-8: Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	No mitigation required	Less than Significant
Threshold D-9: Does the proposed use constitute a potentially dangerous fire hazard?	No mitigation required	Less than Significant
E. Hydrology and Water Quality		
Threshold E-1: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	No mitigation required	Less than Significant
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?	No mitigation required	Less than Significant
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?	No mitigation required	Less than Significant
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?	No mitigation required	Less than Significant
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?	No mitigation required	Less than Significant
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?	No mitigation required	Less than Significant
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?	No mitigation required	Less than Significant
Threshold E-8: Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?	No mitigation required	Less than Significant
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)?	No mitigation required	No Impact

**TABLE I.F-1
SUMMARY OF ENVIRONMENTAL CONSEQUENCES**

Impact	Mitigation Measures	Significance after Mitigation
Threshold E-10: In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	No mitigation required	No Impact
Threshold E-11: Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No mitigation required	No Impact
F. Land Use and Planning		
Threshold F-1: Physically divide an established community?	No mitigation required	No Impact
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?	No mitigation required	Less than Significant
Threshold F-3: Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	No mitigation required	Less than Significant
G. 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?	No feasible mitigation	Significant Impact
Threshold G-2: Generation of excessive groundborne vibration or groundborne noise levels?	No feasible mitigation	Significant Impact
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?	No mitigation required	Less than Significant
H. 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.	No feasible mitigation	Significant Impact
I. Utilities and Service 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?	No mitigation required	Less than Significant
Threshold I-2: Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	No mitigation required	Less than Significant
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?	No mitigation required	Less than Significant
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?	No mitigation required	Less than Significant
Threshold I-5: Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	No mitigation required	No Impact

SECTION II INTRODUCTION

A. PURPOSE OF THE PROGRAM ENVIRONMENTAL IMPACT REPORT

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority prior to taking action on those projects. This Draft Program Environmental Impact Report (Draft PEIR) has been prepared to satisfy CEQA, as set forth in the Public Resources Code Section 21000, et seq., and the State CEQA Guidelines, 14 California Code of Regulations, Section 15000, et seq. The PEIR is the public document designed to provide decision makers and the public with an analysis of the environmental effects of the proposed project (in this instance the Los Angeles County Green Zones Program, referred to herein as the Green Zones Program or proposed program), indicate possible ways to reduce or avoid environmental damage, and to identify alternatives to the project. The PEIR must also disclose significant environmental impacts that cannot be avoided; growth inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects.

Pursuant to CEQA Section 21067, the Lead Agency means “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.” The County of Los Angeles (County) has the principal responsibility for approval of the Green Zones Program. For this reason, the County is the CEQA Lead Agency for the proposed program.

The intent of the Draft PEIR is to provide sufficient information on the potential environmental impacts of the proposed program to enable County decision makers to make an informed decision which “intelligently takes account of environmental consequences” (CEQA Guidelines Section 15151). The Intended Uses of the PEIR are further articulated in Section III, *Project Description*, of this Draft PEIR.

This Draft PEIR has been prepared in accordance with the requirements of

- CEQA of 1970, as amended (Public Resources Code Section 21000 et seq.)
- State Guidelines for the Implementation of the CEQA of 1970 (herein referenced as CEQA Guidelines), as amended (California Code of Regulations Section 15000 et seq.)

The overall purpose of this Draft PEIR is to support the fulfillment of the six major goals of CEQA:

- To disclose to the decision-makers and the public significant environmental effects of the proposed activities.
- To identify ways to avoid or reduce environmental damage.
- To prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
- To disclose to the public reasons for agency approvals of projects with significant environmental effects.
- To foster interagency coordination in the review of projects.
- To enhance public participation in the planning process.

Although the PEIR neither controls nor anticipates the ultimate decision on the Green Zones Program, the County must consider the information in the Draft PEIR and make findings concerning each potentially significant impact identified.

The focus of the environmental analysis in this Draft PEIR is on a County scale, which also includes cumulative impacts of implementation of the proposed program, and the alternatives. This document addresses environmental impacts to the level that they can be assessed without undue speculation (CEQA Guidelines § 15145). This Draft PEIR acknowledges this uncertainty and incorporates these realities into the methodology to evaluate the environmental effects of the proposed program, given its long-term planning horizon.

The degree of specificity in an EIR corresponds to the degree of specificity of the underlying activity being evaluated (CEQA Guidelines §15146). Also, the adequacy of an EIR is determined in terms of what is reasonably feasible, in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the geographic scope of the project (CEQA Guidelines §§ 15151, 15204(a)). The activity being evaluated in this Draft PEIR is the implementation of the Green Zones Program. This Draft PEIR strives to provide as much quantitative detail as feasible regarding the County-wide environmental impacts of the proposed program. Not all impacts can be feasibly and/or accurately quantitatively analyzed at a County-wide level. The geographic scope, consisting of over 3,046 square miles, and complexity represented by the many diverse elements and ordinance revisions played an important role in determining the appropriate level of detail to include in this Draft PEIR.

Pursuant to CEQA Section 15168, a PEIR may be prepared for a series of actions that can be characterized as one large project and are related geographically; logical parts in a the chain of contemplated actions; in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways (CEQA Guidelines §15168).

Use of a PEIR can provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action; ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis; Avoid duplicative reconsideration of basic policy considerations; allow the Lead Agency to consider broad policy alternatives and program wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts; and allow reduction in paperwork (CEQA Guidelines §15168).

The use of a PEIR allows the County to tier later actions from the PEIR. If a later activity would have effects that were not examined in the PEIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration. The PEIR prepared for the Green Zones Program is intended to provide a description of planned activities that would implement the proposed program and deals with the effects of the proposed program as specifically and comprehensively as possible. The project description in the Draft PEIR has been prepared with a detailed project description, and analysis of the proposed program. As a result, it is intended by the County that environmental review of later activities that require discretionary action could be found to be within the scope of the project described in the PEIR, and no further environmental documents would be required. Additionally, the County's intended use of the PEIR is to simplify the task of preparing environmental documents on later activities in the proposed program by providing the basis in an Initial Study for determining whether the later activity may have any significant effects; be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the proposed program as a whole; and be used to focus an EIR on a later activity to permit discussion solely of new effects which had not been considered before (CEQA Guidelines §15152).

B. ENVIRONMENTAL REVIEW PROCESS

Initiated by the Board of Supervisors 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 the release on May 22, 2020, of a Draft Ordinance for a 90-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, *Initial Study*), 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 would be required for the proposed program.

Based on the analysis contained in the Initial Study, the County identified nine issue areas to be carried forward for detailed analysis in the PEIR:

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

1. Notice of Preparation

After the PEIR determination was made, the County prepared and circulated a Notice of Preparation (NOP) for a 70-day review period, which exceeded the 30 days required under Section 15082(b) of the State CEQA Guidelines. The review period began on June 16, 2020, and closed on August 24, 2020. The NOP and Initial Study were sent to the State Clearinghouse of the California Office of Planning and Research (OPR) and County Clerk for filing on June 11, 2020, and distributed to various federal, state, regional, and local government agencies. The NOP was provided on the County's website at

<http://planning.lacounty.gov/greenzones/documents> and

http://planning.lacounty.gov/view/public_notice_ceqa,

and email notifications were sent to the project's interested parties list as well as other email lists identified for Countywide projects. The NOP and Notice of Scoping Meetings was also placed in the following newspapers: *Antelope Valley Press*, *Daily Breeze*, *East L.A. Tribune* and *Belvedere Citizen*, *Gardena Valley News*, *Malibu Times*, *Our Weekly*, *Pasadena Star News*, *San Gabriel Valley Tribune*, *Santa Clarita Valley Signal*, *The Argonaut*, and *Whittier Daily News*. The NOP invited public comments regarding environmental issues including the baseline conditions, the scope of the environmental analysis, the impact determinations in the Initial Study, and any alternatives or mitigation measures that the County should consider in the Draft PEIR. In addition, the NOP notified the public and public agencies that the County would host two scoping meetings to present a summary of the proposed program and solicit public comments. Twelve comment letters were received during the NOP comment period. Copies of the NOP and the comment letters submitted in response to the NOP are included in this document (Appendix C, *NOP and Comments on NOP*).

2. Scoping Meetings

In addition to the extensive community outreach undertaken by the County over the 5-year development of the proposed Green Zones Program and Ordinance, the County hosted two scoping meetings to provide project information and solicit public comments. Out of respect for public health and safety requirements necessitated by the COVID-19 pandemic, the scoping meetings were held via Zoom and Facebook Live teleconference. The first meeting was held on Monday, July 13, 2020, from 4:00 to 5:04 p.m. The first meeting was attended by approximately 50 people over the course of the meeting (including the presenters), with 81

registrants for the Zoom Meeting and Facebook Live views. A total of 21 comments were received at the meeting (see Appendix C).

The second meeting was held on July 22, 2020, from 5:00 to 6:22 p.m. The second meeting was attended by approximately 23 people over the course of the meeting (including the presenters), with a total of 34 registrants for the Zoom Meeting and additional Facebook Live views. The 34 total registrants included 12 County registrants and 2 Sapphos Environmental, Inc. registrants. A total of 21 comments were received at the meeting (Appendix C).

3. Public Review of the Draft PEIR

This Draft PEIR is being circulated for the required 45-day public review period in conformance with CEQA and the State CEQA Guidelines, including all applicable requirements with regard to the filing, posting, publication, and distribution of all public notices. It was prepared under the direction and supervision of the County Department of Regional Planning and reflects the County's independent judgment. Interested agencies and members of the public are invited to provide written comments on the Draft PEIR to the contact information shown below.

The Draft PEIR is available for public review on the County website:

http://planning.lacounty.gov/view/public_notice_ceqa

The County is receiving comment on the Draft PEIR between December 17, 2020, and January 30, 2021.

Public comments should be submitted to the County via email prior to the close of the comment period, or via U.S. Postal Service, postmarked no later than the last day of the comment period:

Taahirah Farris, Regional Planner
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012
213-974-6422

Responses may also be submitted via email to GreenZones@planning.lacounty.gov.

4. Final PEIR and Public Hearings

Upon completion of the 45-day review period, the County will review all written comments received and prepare written responses for each comment. A Final PEIR will then be prepared incorporating the comments received, responses to the comments, and any changes to the Draft PEIR or supplemental information used that results from the comments received. As specified in Section 15090 of the State CEQA Guidelines, the Final PEIR will then be presented to the Regional Planning Commission and County Board of Supervisors at public hearings for potential certification of the Final PEIR for the Green Zones Program.

The County expects that the Final PEIR will be presented to Board of Supervisors for consideration in early 2022 ~~June 2021~~, subject to finalization. The consideration of certification of the Final PEIR will be noted on the County website, at least 10 calendar days prior to the hearing:

<http://bos.lacounty.gov/Board-Meeting/Board-Agendas>

C. ORGANIZATION OF THE PEIR

This Draft PEIR is organized into nine sections, including an Executive Summary.

- I. **Executive Summary:** The Executive Summary contains an introduction; project summary; areas of controversy known by County including issues raised by other agencies/public during the scoping process; issues to be resolved; summary of project alternatives; and table that provides separate columns for environmental impact summary, mitigation measures, and resulting level of significance.
- II. **Introduction:** This section is composed of the purpose and scope of the PEIR; the environmental review process including the NOP process, scoping meetings, circulation of the Draft PEIR, and public hearings for the project; and the organization of the PEIR.
- III. **Project Description:** This section includes an introduction; a discussion of the project location and boundaries; a discussion of the project background; project objectives; a discussion of project characteristics including project features or elements that would be relevant in assessing any of the environmental topics; discretionary approvals required for the project; and the intended use of the Draft PEIR.
- IV. **Environmental Impact Analysis:** This chapter provides analysis of the project's potentially significant impacts. Each environmental issue addresses setting, project and cumulative impacts, mitigation measures, and impact conclusions. This section includes the environmental analysis for the PEIR for each CEQA Appendix G question that was carried forward for further analysis in the PEIR:
 - A. Air Quality
 - B. Biological Resources
 - C. Cultural Resources
 - D. Hazards and Hazardous Materials
 - E. Hydrology and Water Quality
 - F. Land Use and Planning
 - G. Noise
 - H. Tribal Cultural Resources
 - I. Utilities and Service Systems
- V. **Project Alternatives:** This section includes an introduction; alternatives considered but eliminated from further consideration; and a discussion of the environmentally superior alternative.
- VI. **Other Environmental Considerations:** This section identifies other CEQA considerations:
 - Growth-Inducing Impacts
 - Indirect Impacts of Potential Growth Inducements
 - Significant Unavoidable Impacts
 - Reasons Why the Project Is Being Proposed, Notwithstanding Significant Unavoidable Impacts
 - Significant Irreversible Environmental Changes
 - Effects Not Found to Be Significant
- VII. **List of Preparers**
- VIII. **References**
- IX. **Acronyms, Abbreviations, and Definitions**

SECTION III PROJECT DESCRIPTION

A. INTRODUCTION

This section of the Los Angeles County (County) Green Zones Program (Green Zones Program or proposed program) Program Environmental Impact Report (PEIR) fulfills the recommendations of Section 15124 of the State California Environmental Quality Act (CEQA) Guidelines, by describing and depicting the location and boundaries that would be subject to the proposed program; providing background on the purpose and need for the proposed program; giving a statement of objectives for the proposed program, including the general technical, economic, and environmental characteristics; and explaining the intended uses of the PEIR. The project description provides the information required to inform the evaluation of direct, indirect, and cumulative impacts that are reasonably foreseeable as a result of the proposed program. The purpose of the PEIR is to serve as an informational document to inform the County Board of Supervisors (Board) in their role as the Lead Agency pursuant to CEQA, and who have the primary discretionary decision in relation to the proposed program, but to also inform all other stakeholders with interest in the proposed program. The project description is derived from the draft ordinance (see Appendix A, *Revised Public Draft Ordinance*) and the draft zoning and proposed zone changes and plan amendments (Title 22).

B. PROJECT LOCATION AND BOUNDARIES

The Green Zones Program would 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 III.B-1, *Green Zones Program County Planning Areas*; Figure III.B-1, *Project Location Map*; and Figure III.B-2, *Project Location Map: Green Zones Program*). ~~A total of 134,564 parcels are~~ ~~The number of parcels affected by the proposed program, ranging~~ ~~ranges~~ from zero in the Coastal Islands Planning Area to over 68,000 in the Antelope Valley Planning Area. ~~A total of 6,299 parcels are~~ ~~The number of parcels affected by the proposed Green Zone Districts, ranging~~ ~~ranges~~ from zero in ~~six~~ seven County planning areas to ~~2,161~~ 5,480 in the Metro Planning Area.

**TABLE III.B-1
GREEN ZONES PROGRAM COUNTY PLANNING AREAS**

Planning Areas	Number of Project <u>Affected</u> Parcels in Planning Area (Elements 2, 3, and 4)	Number of <u>Affected</u> Parcels in Green Zone Districts Footprint (Element No. 1)
Antelope Valley Planning Area	68,087 <u>68,265</u>	0
Santa Clarita Valley Planning Area	12,337 <u>12,530</u>	0
San Fernando valley planning area	956 <u>975</u>	0
Santa Monica Mountains Planning Area	8,021 <u>8,108</u>	0
Westside Planning Area	1,116 <u>1,121</u>	0
East San Gabriel Valley Planning Areas	7,696 <u>7,810</u>	301 <u>416</u>
West San Gabriel Valley Planning Areas	3,559 <u>3,603</u>	4 <u>0</u>
Coastal Islands Planning Area	0	0
Metro Planning Area	25,094 <u>25,122</u>	2,161 <u>5,480</u>
Gateway Planning Area	2,411 <u>2,464</u>	37 <u>158</u>
South Bay Planning Area	5,287 <u>5,385</u>	275 <u>245</u>
Total	<u>134,564</u>	<u>6,299</u>

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

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

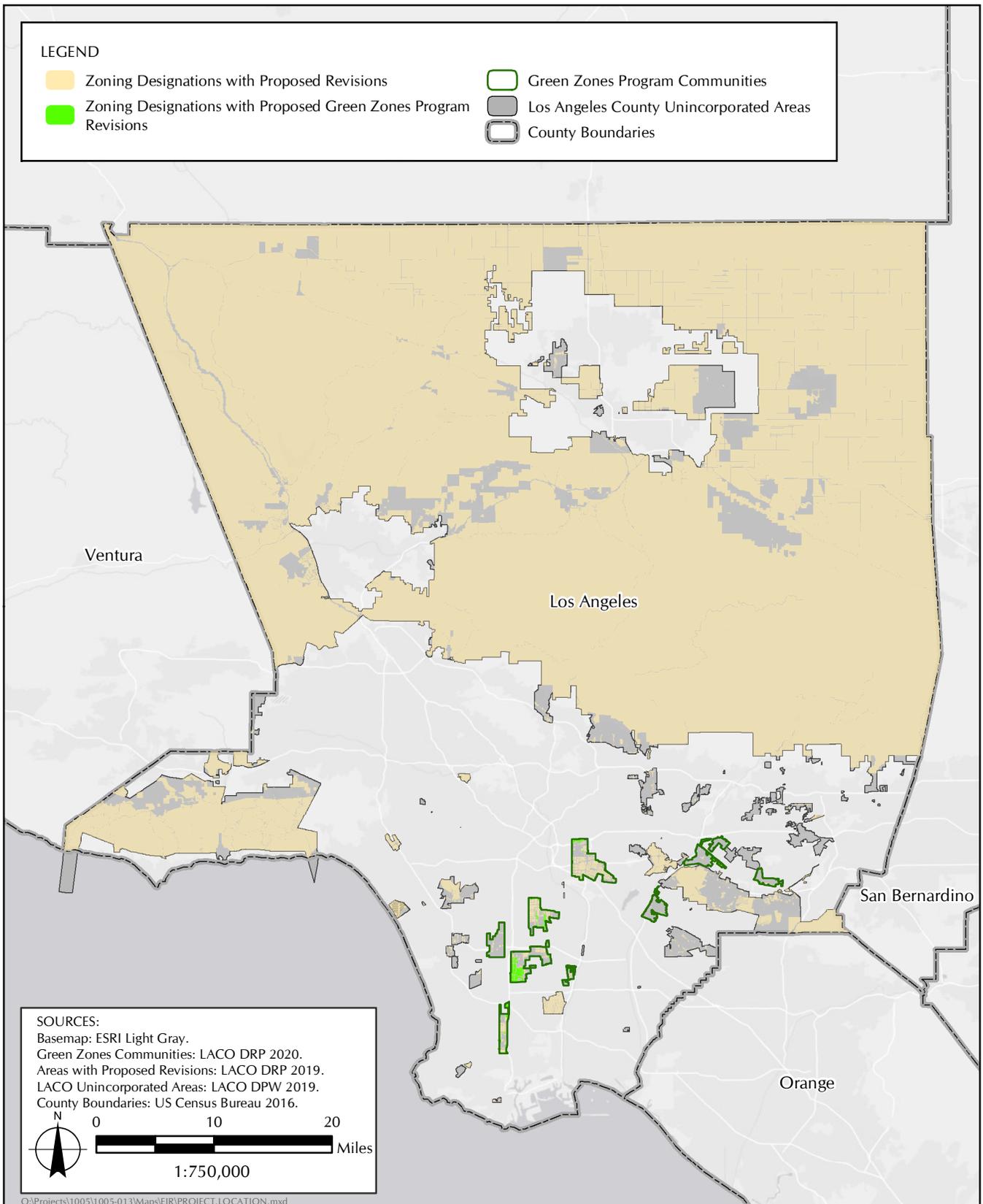


FIGURE III.B-1
 Project Location Map

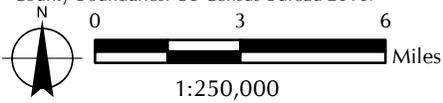
LEGEND

-  Zoning Designations with Proposed Green Zones Program Revisions
-  Green Zones Districts
-  Los Angeles County Unincorporated Areas
-  County Boundaries



SOURCES:

- Basemap: ESRI Light Gray.
- Green Zones Communities: LACO DRP 2021.
- Areas with Proposed Revisions: LACO DRP 2021.
- LACO Unincorporated Areas: LACO DPW 2019.
- County Boundaries: US Census Bureau 2016.



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FIGURE III.B-2
Project Location Map: Green Zones Program

C. PROJECT BACKGROUND

For decades, many communities in the unincorporated areas of the County have been disproportionately impacted by pollution from industrial uses, which has impacted air quality, noise, and aesthetics. This pollution has affected the quality of life and health of residents, particularly in communities where zoning and land use patterns resulted in incompatible land uses in close proximity to each other. To address these environmental justice concerns, the Board, on December 8, 2015, instructed the County of Los Angeles Department of Regional Planning (DRP), in coordination with other appropriate departments and stakeholders, to develop targeted land-use policies 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)¹ and California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32 and SB 535), by including appropriate policies in the General Plan.^{2,3,4}

DRP established partnerships with community-based organizations (CBOs) in two unincorporated communities that have historically been burdened by pollution impacts. The collaboration enabled DRP to gather firsthand knowledge and experience from community members that would inform policy and land uses changes. Information gathered from various community surveying events coupled with DRP's historical knowledge of polluting sources and community complaints to Zoning Enforcement related to air quality, odor, and noise led to the proposed new regulations of the Green Zones Program.

One of the tools the County used to develop the Green Zones Program is the Environmental Justice Screening Method (EJSM), which was developed in partnership with the University of Southern California, Dornsife Equity Research Institute (formerly the Program for Environmental and Regional Equity), and Occidental College. EJSM illustrates cumulative risks associated with environmental justice within the County by identifying areas that are disproportionately burdened by and vulnerable to multiple types of pollution and health risks.

The Green Zones Program would address 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 County's Zoning Code (Title 22 – Planning and Zoning) currently regulates industrial uses based on the zoning and land use category, without any considerations for proximity to incompatible land uses, such as sensitive uses.⁵

In addition, the Green Zones Program would include new regulations for recycling and solid waste facilities in the unincorporated areas of the County, which are sources of pollution. The County's Zoning Code currently regulates recycling facilities and uses in certain zones under a single use category: "junk and salvage." The County's Roadmap to a Sustainable Waste Management Future 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 (PRC Division 12.1)⁶ and Mandatory Commercial Recycling (14 CCR § 18837, Chapter 9.1).⁷ In addition, the County is seeking to reduce emissions consistent with the Short-Lived Climate Pollutants, which is a recent effort

¹ 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

² California Air Resources Board. Accessed February 26, 2020. Assembly Bill 32 Overview. Available at: <https://ww3.arb.ca.gov/cc/ab32/ab32.htm>

³ 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

⁴ 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

⁵ 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

⁶ 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§ionNum=14581.

⁷ 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=\(sc.Default\)&bhcep=1](https://govt.westlaw.com/calregs/Document/IBB3450ED42A54849BC55BAD5B084D6E9?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)&bhcep=1)

under SB 1383 that focuses on waste diversion by promoting organic waste recycling facilities that utilize various up-to-date technologies.⁸ In addition, as part of the Green Zones Program, the County is evaluating the feasibility of a Business Incentive and Support Program. If determined to be feasible, such a program would seek to leverage efforts to help businesses become better neighbors through financial assistance or alternative strategies.

The County is proposing the countywide Green Zones Program for the unincorporated areas of the County pursuant to the Los Angeles County General Plan 2035 and Zoning Ordinance to regulate development of industrial uses in proximity to sensitive uses, sensitive uses in proximity to industrial uses, as well as to identify and regulate a set of recycling and solid waste facilities. The proposed ordinance implements relevant goals and policies as set forth below.

The County considered four major strategies:

1. Land Use Policy. Environmental Justice issues are inherently related to land use incompatibility and regulations. Toxic pollutants emitted near residential neighborhoods or schools pose serious threats on public health as well as the environment. The Green Zones Program Land Use Policy implementation is proposed to take place through amendments to Divisions 2, 3, 4, 6, 7, 8, and 10 of Title 22. These revisions to Title 22 are the focus of this document (Appendix A).

2. Community Engagement. The Green Zones Program has been developed through a rigorous community engagement process that raises awareness of environmental justice. Ground-truthing activities in the pilot communities, in partnership with community-based organizations and residents, has helped to document environmental hazards block-by-block, and has informed the proposed program's land use policies and identified Green Zone District communities.

3. Environmental Justice Screening Method (EJSM). The Green Zones Program's EJSM identifies stationary sources of pollution and analyzes cumulative environmental impacts, based on experts' recommendations and the information gathered from ground-truthing activities. The EJSM was developed for the County by staff at University of Southern California, Dornsife Equity Research Institute, and Occidental College, who are experts in the field of Environmental Justice, and who were instrumental in helping develop CalEnviroScreen (an industry-standard Environmental Justice analysis for the State). The EJSM creates a scoring system throughout the County at the census tract level based on hazard proximity to sensitive uses, health risk and exposure, social and health vulnerability, and climate change vulnerability. The overall scores illustrate cumulative pollution impacts that are disproportionately borne by people residing in each census tract. An additional analysis was done by DRP to include "Auto Dismantling / Metal Recycling" facilities in the final scoring (Figure III.C-1, *Environmental Justice Screening Method Scores*).

4. Monitoring and Enforcement. Monitoring and enforcement strategies are important in environmental justice. The Green Zones Program seeks to develop ways to improve coordination among various regulatory agencies and to support businesses to become better neighbors, helping to mitigate current and prevent future environmental impacts.

⁸ State of California. Approved by Governor September 19, 2016. Senate Bill No. 1383. Available at: http://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201520160SB1383

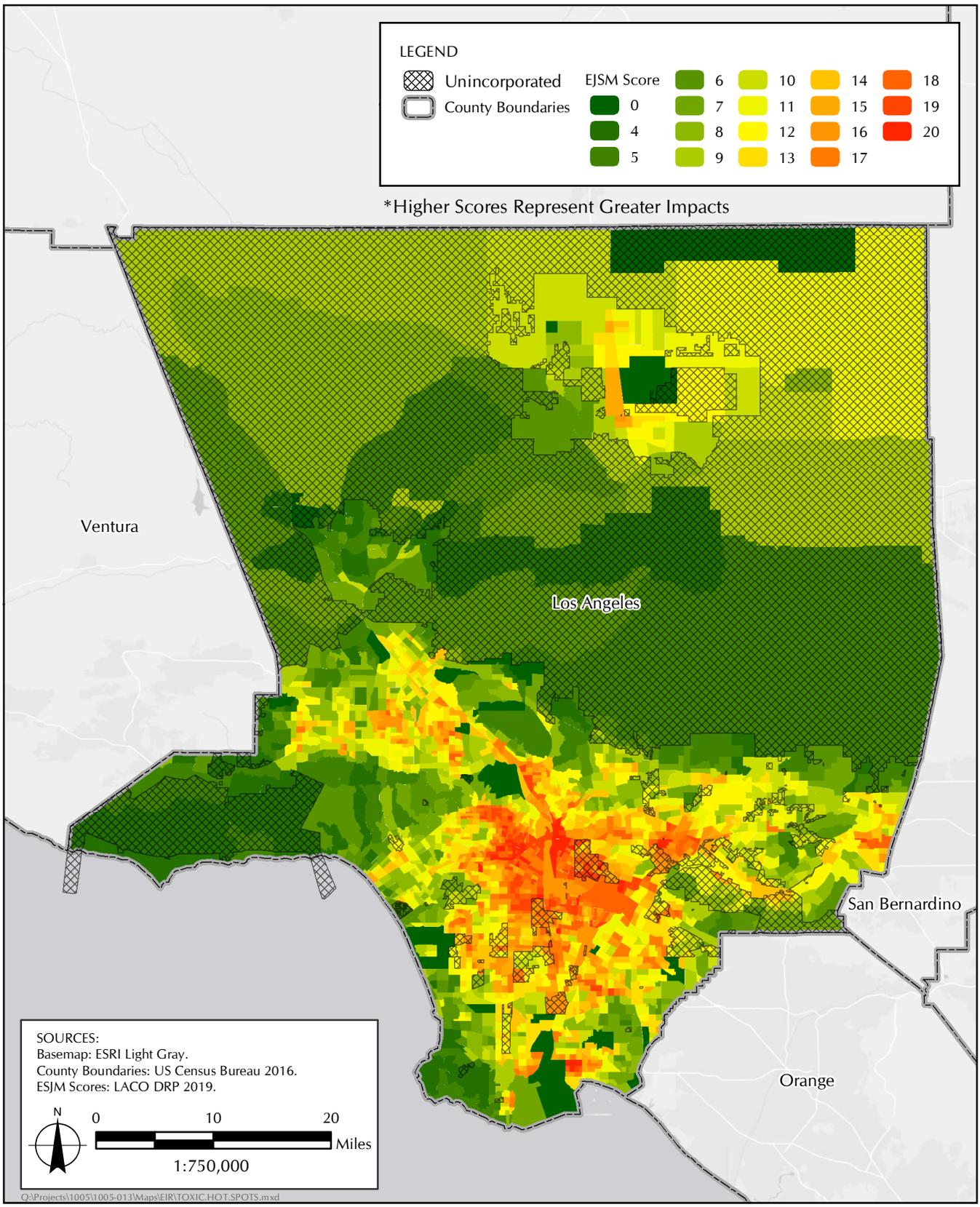


FIGURE III.C-1
 Environmental Justice Screening Method Scores

D. PROJECT OBJECTIVES

As a result of the multiyear planning process initiated in 2015, and in consultation with stakeholders, the County established 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)⁹ and California Global Warming Solutions Act of 2006 (AB 32 and SB 535).^{10,11,12}
- 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 PM₁₀ 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),¹³ Mandatory Commercial Recycling (14 CCR § 18837, Chapter 9.1),¹⁴ 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.

⁹ 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

¹⁰ California Air Resources Board. Accessed February 26, 2020. Assembly Bill 32 Overview. Available at: <https://ww3.arb.ca.gov/cc/ab32/ab32.htm>

¹¹ 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

¹² 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

¹³ 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§ionNum=14581.

¹⁴ 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)

E. PROJECT CHARACTERISTICS

The program includes a proposal to adopt the Green Zones Program to promote 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 program also defines sensitive uses and requires development standards for new sensitive uses that locate adjacent to or adjoining legally, established industrial, recycling or solid waste, or vehicle-related use. The Green Zones Program would not involve any new construction or physical development and would not result in increased density. The Recycling and Waste Management revisions element of the Green Zones Program would result in providing a more ~~consistent streamlined and simplified~~ process to permit new types of recycling processing facilities using newer technologies in order to meet State requirements, and to further define and provide specific regulations for ~~automobile dismantling yards~~, pallet yards, recycling collection facilities, recycling processing facilities, including auto dismantling yards, scrap metal yards, and junk and salvage yards, organic waste, and solid waste facilities. Additionally, the revisions to Title 22 would result in more restricted locations where certain recycling and waste management facilities could be permitted by ~~prohibiting restricting automobile dismantling yards~~, 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 would be prohibited in High Fire Hazard Severity Zones (HFHSZs) and Very High Fire Hazard Severity Zones (VHFHSZs); solid waste landfills and inert debris landfills would 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 would be prohibited in Agricultural Resource Areas (ARAs), Significant Ecological Areas (SEAs), and Very High Fire Hazard Severity Zones (VHFHSZs). Additionally, combustion and non-combustion biomass conversion organic waste facilities are 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:

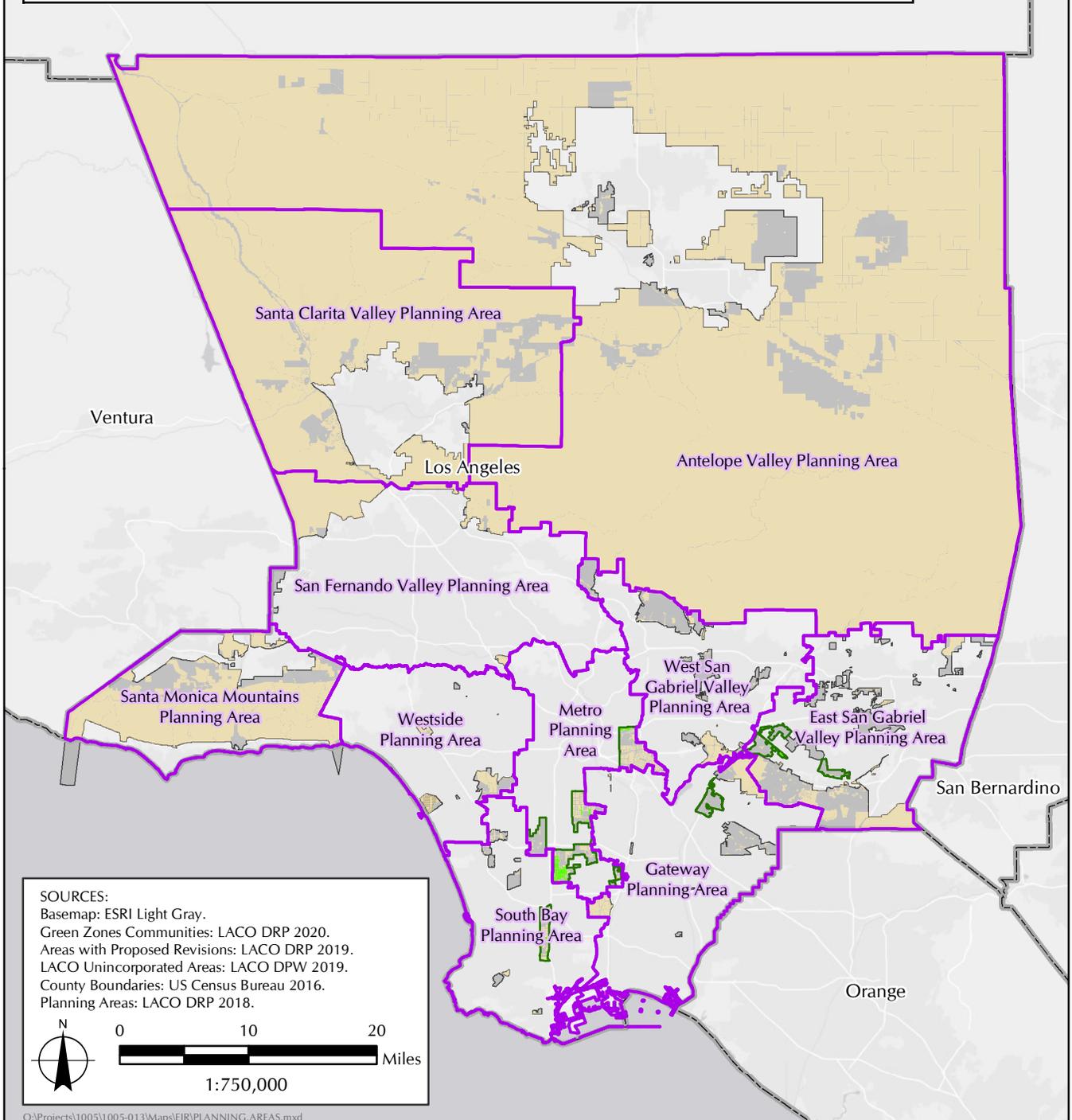
Element 1 – Green Zone Districts

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 PM₁₀ 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 III.E-1, *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 EJSM. Green Zone Districts would 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 III.E-1, *Planning and Permitting Requirements*; Table III.E-2, *Development Standards*). The zoning code (Title 22) changes would 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~~ 40 years) with the new development standards based on the required changes and the type of permitting process. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision allow certain industrial uses in these communities by-right, or through a discretionary review, through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. The Green Zones Program would expand 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.

LEGEND

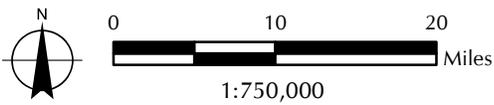
-  Zoning Designations with Proposed Revisions
-  Zoning Designations with Proposed Green Zones Program Revisions
-  Los Angeles County Planning Areas

-  Green Zones Program Communities
-  Los Angeles County Unincorporated Areas
-  County Boundaries



SOURCES:

Basemap: ESRI Light Gray.
Green Zones Communities: LACO DRP 2020.
Areas with Proposed Revisions: LACO DRP 2019.
LACO Unincorporated Areas: LACO DPW 2019.
County Boundaries: US Census Bureau 2016.
Planning Areas: LACO DRP 2018.



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FIGURE III.E-1
Los Angeles County Planning Areas

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

Add Chapter 22.1341~~30~~ 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 uses (herein referred to as “New Sensitive Uses”). Sensitive uses would be 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 industrial, recycling or solid waste, or vehicle-related use would be required to comply with development standards including air filtration systems, landscaping landscaped setbacks, solid walls, buffering, and open space. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses.

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.~~730680~~). 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.~~730680~~) to be regulated by new standards proposed. See below.
- vi) Add Section 22.140.~~700650~~ (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). ~~In addition, pallet yards would be prohibited in Significant Ecological Areas, High and Very~~

~~High Fire Hazard Severity Zones, and Agricultural Resource Areas as identified by the County General Plan.~~ 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 22.140.710660 (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 22.140.720670 (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.
- x) Add Section 22.140.730680 (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 22.140.740690 (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 22.140.750700 (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 proposed revisions would 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 would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be 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 use will require a CUP (Table III.E-1). The new development standards and/or more stringent entitlement processes for future entitlements would 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, would 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.

~~The County currently permits the above uses without a CUP. Additionally, automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities are currently not prohibited in HMAs, SEAs, and VHFHSZs. The proposed Ordinance would prohibit the above uses in these areas and would require a CUP for these uses.~~

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

Add Chapter 22.132428 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

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.

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~~030~~) and Community Standards Districts for the following communities: Avocado Heights (22.308), East LA (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 in the ordinance.

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 would redefine and recategorize recycling and waste management uses only. No changes to development standards, permitting requirements, or changes to where these uses would be permitted is being proposed in this element of the Ordinance. As a result, this element of the Green Zones Program was not included in the environmental analysis in this document.

**TABLE III.E-1
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	<p>M-1, M-1.5, M-2, and M-2.5, C-1, C-2, C-3, C-H, and C-M zones (in only within Green Zone District Boundaries within the East San Gabriel Valley, Gateway, Metro, and South Bay Planning Areas)</p> <p>Industrial areas within the Green Zone District Boundaries, and commercial zones where drive in fast food and gas stations are permitted uses</p>	N/A	<p>a. Acid manufacture b. Cement, lime, gypsum, or plaster of paris manufacture c. Distillation of bones d. Drop hammers e. Forging works f. Explosives g. Fertilizer manufacture h. Gas manufacture i. Glue manufacture j. Smelting of tin, copper, zinc or iron ores k. Tannery or the curing or storage of raw hides l. Metal plating m. Polymer plastics and foam manufacture</p> <p>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</p>	N/A	N/A	N/A
2	New Sensitive Uses	<p>A-1, A-2, O-S, R-R, W, R-A, R-1, R-2, R-3, R-4, RPD, C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, CPD, M-1, M-1.5, M-2, M-2.5, MPD, C-RU, MXD-RU, FF, MXD, SP All zones (only within adjacent to or adjoining an existing, legally-established industrial, recycling or solid waste, or vehicle-related use in zones M-1, M-1.5, M-2, or M2.5)</p>	N/A	N/A	N/A	N/A	N/A

**TABLE III.E-1
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
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	<u>See below</u>	N/A	N/A	<u>See below</u>	N/A
3b	Pallet Yards	M-1, M-1.5, M-2, and M-2.5	Not defined <u>No CUP required</u>	N/A	a. Significant Ecological Areas b. High Fire Hazard Severity Zones c. Very High Fire Hazard Severity Zones d. Hillside Management Areas b. Very High Fire Hazard Severity Zones c. e. Agricultural Resource Areas	MCUP or SPR <u>CUP</u>	N/A
3c	Recycling Collection Facilities	M-1, M-1.5, M-2, and M-2.5	Not defined <u>No CUP required</u>	N/A	a. Significant Ecological Areas b. Hillside Management Areas N/A	CUP	N/A
3d	Recycling Processing Facilities	See below	See below	N/A	<u>See below</u> a. Significant Ecological Areas b. Hillside Management Areas	CUP <u>See below</u>	N/A
	Materials Recovery Facility (MRF) and Transfer Station	M-2, and M-2.5	No CUP required <u>CUP</u>	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zones c. b. Hillside Management Areas	CUP	N/A
	Auto Dismantling or Scrap Metal Facilities (<u>recategorized under Recycling Processing Facilities</u>)	M-2, M-2.5	No CUP required <u>CUP</u>	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zones c. b. Hillside Management Areas	CUP	N/A
	<u>Construction and Demolition (C&D) or Inert Debris Processing Facilities, and Conversion Technology (Recycling) Facilities, and landfills</u>	M-1, M-1.5, M-2, M-2.5, and A-2 (Except C&D prohibited in A-2)	Not defined <u>No CUP required</u>	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zone (for C&D only) c. b. Agricultural Resource Areas d. c. Hillside Management Areas e. FEMA Flood Zones f. LA County Floodways	CUP	N/A
3e	Organic Waste Facilities	<u>See below</u> M-1, M-1.5, M-2, and M-2.5	<u>See below</u> No CUP required	N/A	See below a. Significant Ecological Areas b. Hillside Management Areas	CUP <u>See below</u>	N/A <u>See below</u>
	Chipping and Grinding or Mulching Facilities	M-1, M-1.5, M-2, M-2.5, and A-2	Not defined <u>No CUP required</u>	N/A	a. Significant Ecological Areas b. a. High Fire Hazard Severity Zones c. b. Very High Fire Hazard Severity Zones	CUP	1.5 acres
	Composting Facilities, <u>including In-vessel Composting</u>	M-1.5, M-2, M-2.5, and A-2	Not defined <u>No CUP required</u>	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zone	CUP	3 acres
	<u>Anaerobic Digestion Facilities and Combustion and Non-Combustion Biomass Conversion Organic Waste Facilities In-vessel Facilities</u>	M-2, M-2.5, and A-2	Not defined <u>No CUP required</u>	N/A	a. Significant Ecological Areas b. Hillside Management Areas b. Very High Fire Hazard Severity Zone c. Agricultural Resource Areas	CUP	3 acres
3f	Solid Waste Facilities <u>Landfills and Inert Debris Landfills</u>	M-2, and M-2.5	No CUP required <u>CUP</u>	N/A	a. Significant Ecological Areas b. Hillside Management Areas c. FEMA Flood Zones d. LA County Floodways N/A	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 except R-1, R-2, R-A, , A-1 New non-residential uses or residential uses with more than 4 units with solid waste/recycling storage onsite	Site Plan Review <u>or CUP depending on use being established</u>	N/A	N/A	Site Plan Review <u>or CUP depending on use being established</u>	N/A

**TABLE III.E-2
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 Zones Districts	22.84 and 22.130 (new Chapters)	500 8 to 12	4 to 8 5	Yes 1-15 gallon tree for every 50 sq ft of landscaped area. All landscaping shall be drought tolerant	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	New Sensitive Uses	22.13(new chapter) N/A	8	8-foot minimum 15 foot minimum	All landscaping shall be drought-tolerant and include a mix of shrubs, turf, trees, or vertical landscaping N/A	Yes, in addition to double-paned windows and placement of balconies.	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	5 3 feet minimum	Yes When a pallet yard is adjacent to a sensitive use, the entire operations and storage areas shall be conducted within an enclosed building	Yes When a building enclosure is provided for a pallet yard, an appropriate air filtration system shall be installed for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air Quality Management Districts	Yes On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that it does not impede with any other permitted activities and avoids impacts on public right-of-way as well as nearby sensitive uses, as approved by the Director	Yes Pallets shall be stored at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.	Yes Each pallet yard shall provide a perimeter identification sign	Yes All areas designated for operations and storage areas shall be paved with impervious surfacing and maintained to the satisfaction of the Director	Yes The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be shielded in such a way that lighting is directed inward to the facility and away from any lots containing residential or agricultural uses	Yes Cleaning and Maintenance. Facility shall be maintained in a clean, safe, and sanitary condition on a daily basis, and maintain a source of running water on site	Yes No outdoor operation or activities shall be conducted between 9:00 p.m. and 6:00 a.m., daily
3b	Recycling Collection Facilities	500	8 to 12	5 feet minimum	Yes Any recycling collection facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed to the ground, and one toilet that is served by public water and sewer, or otherwise approved by the Director, as well as the Departments of Public Health and Public Works.	N/A	Yes On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that it does not impede with any other permitted activities and avoids impacts on public right-of-way as well as nearby sensitive uses, as approved by the Director	Yes All recyclable materials on site shall be stored in a secured manner in designated receptacles, bins, or pallets, and located on a paved impermeable surface or stored within an enclosed building.	Yes Each recycling collection facility shall provide a perimeter identification sign	Yes Surfacing Requirements. All areas designated for operations and storage of recyclable materials shall be paved and maintained to the satisfaction of the Director and Public Works	Yes Required for areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment	Yes The facility shall be kept in a clean, safe, and sanitary condition at all times, and maintain a source of running water on site.	Yes No outdoor operation or activities shall be conducted between 9:00 p.m. and 6:00 a.m., daily
3c	Recycling Processing Facilities	N/A 500	If a recycling processing facility site is located within a 500-foot radius of a lot containing a sensitive use, walls and landscaping shall be provided	8 to 12 N/A	N/A 1-15 gallon tree for every 50 sq ft of landscaped area. All landscaping shall be drought tolerant	Yes Air Filtration. When a building enclosure is provided for a recycling processing facility operation, an appropriate air filtration system shall be installed for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air	Yes On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that it does not impede any other permitted activities and avoids impacts on public right-of-way as well as nearby sensitive uses, as	Yes All recyclable materials shall be stored on site in designated receptacles, bins, pallets, or areas	Yes All signs shall be in conformance with Part 10 of Section 22.52 of the County Code, except that informational signs shall be provided pursuant to 22.114.100	Yes All areas designated for operations, storage of materials, and vehicular access shall be paved and maintained to the satisfaction of the Director and Public Works, to prevent offsite water leak or	Yes The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural use	Yes Facility shall be maintained in a clean, safe and sanitary condition on a daily basis, and maintain a source of running water on site.	Yes No outdoor operation or activities shall be conducted between 9:00 p.m. and 6:00 a.m., daily

**TABLE III.E-2
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
			according to the requirements set forth in Chapter 22.84 (Green Zones District), 8 to 12			Quality Management Districts	approved by the Director		(Directional and/or Informational Signs), and no freestanding signs or portable signs are permitted	contamination, or tracking of dust or mud			
3d	Organic Waste Facilities	Varies from 500 to or 1,500 feet	If an enclosed chipping and grinding or mulching facility site is located within a 500-foot radius from a lot containing a sensitive use, walls and landscaping shall meet the following requirements; 8 to 12	8 to 12 N/A	N/A 4-15-gallon tree for every 50 sq ft of landscaped area. All landscaping shall be drought tolerant	Yes When a building enclosure is provided for facility operation, an appropriate air filtration system shall be required for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air Quality Management Districts	Yes On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.	Yes a. Physical contaminants and refuse removed from feedstock or final products shall be isolated and stored in a solid container and transported to an appropriate off-site waste management facility once per week, or as otherwise approved by the Director. b. All recyclable materials stored on site shall be in designated areas or in receptacles, bins, or pallets in a secured manner, or within an enclosed building.	Yes Each organic waste facility shall provide a perimeter identification sign	Yes All areas designated for operations, storage of materials, and vehicular access shall be maintained and controlled so as to prevent excessive dust generated from operation, offsite water leak or contamination, or tracking of dust or mud, to the satisfaction of the Director and Public Works.	Yes Required for areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment	Yes Facility shall be maintained in a clean, safe and sanitary condition at all times, and maintain a source of running water on site.	Yes No outdoor operation or activities shall be conducted between 9:00 p.m. and 6:00 a.m.; daily
3e	Solid Waste Facilities	N/A 1,500	8 to 12 feet	5-foot minimum	Yes Conversion technology facilities shall provide completely enclosed buildings for all facility operations, including material storage, loading and unloading, and processing of materials.	Yes Conversion technology facilities shall employ an appropriate air filtration system for indoor air quality, in accordance with California 433 Division of Occupational Safety and Health and California Air Resources Board requirements, and for outdoor air quality, in accordance with Air Quality Management Districts.	Yes On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.	Yes Physical contaminants and refuse removed from feedstock or final products shall be isolated and transported to an appropriate off-site waste management facility within seven days.	Yes In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each solid waste facility or site shall provide a perimeter identification sign.	N/A	Yes The facility, yard, and equipment shall be equipped with adequate lighting to ensure monitoring and operations. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.	N/A	N/A

**TABLE III.E-2
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
3f	Supermarket Accessory Recycling Collection Centers	N/A 100 feet from residential or mixed use development containing residential	N/A	N/A	N/A	N/A	Yes Areas for and access to drop-off and loading shall be clearly designated and shall not impede the on-site traffic circulation.	Yes a. The recyclable materials shall be deposited and stored in containers that have lids and are made of metal. The containers shall be maintained in good condition and appearance with no structural damage, holes or visible rust, and be free of graffiti. b. When the container is placed near a public or private sidewalk, a minimum of five-foot clearance shall be provided between the container and the sidewalk. Vertical stacking of containers or receptacles is prohibited.	Yes One sign with a minimum dimension of two feet in width and two feet in length and maximum dimension of three feet in width and three feet in length shall be permanently fixed on the supermarket accessory recycling collection center in a location visible and with text that is legible to customers and from the front of the nearest street.	Yes d. The containers shall be placed on a paved surface	Yes The supermarket recycling collection center shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses	Yes The recyclable materials shall be deposited and stored in containers that have lids and are made of metal. The containers shall be maintained in good condition and appearance with no structural damage, holes or visible rust, and be free of graffiti.	Yes Hours of operation are limited to 9:00 am to 6:00 pm, Monday through Saturday, and 12:00 pm to 5:00 pm on Sunday
4	Storage Enclosures for Recycling and Solid Waste	N/A	N/A	N/A	Yes All outdoor recycling and solid waste storage areas are required to have a view-obstructing fence or wall in compliance with Section 22.140.430 (Outdoor Storage).	N/A	Yes Outdoor recycling and solid waste storage areas shall not be located in any required yard, parking space, landscaped areas, or other areas required to remain clear of obstructions to comply with Title 26 (Building Code) and Title 32 (Fire Code) of the County Code, and shall not obstruct vehicular or pedestrian circulation.	Yes All waste, compost, and recyclables shall be stored in closed receptacles at all times.	Yes At least one sign, not to exceed four square feet in area, shall be provided for recycling and waste storage areas.	Yes The ground or floor where the storage area is located shall be paved pursuant to Section 22.112.080.E (Paving). The paving shall extend beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works.	N/A	Yes Recycling and solid waste storage areas shall be maintained in a clean, litter-free condition, in such a way that vermin, rodents, or other pests are prevented from entering the area.	N/A

General Plan Amendment Revisions

In addition to the revisions to Title 22, the proposed program would also include a General Plan Amendment to ensure consistency with the proposed revisions to Title 22. The proposed program's General Plan Amendment component consists of text changes to policies in Chapter 3 (Guiding Principles), Chapter 6 (Land Use Element), ~~Chapter 13 (Public Services and Facilities 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 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.¹⁵

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.¹⁶*

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 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, 27 28 parcels within the Green Zone Districts are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. (Figure III.E-2, *Zone Changes and General Plan Amendments*). The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The 14 45 parcels included in the general plan amendment and the total 27 28 parcels in the zone change are proposed to occur in the same geographic locations as the Green Zone Districts (Figure III.E-2) and will be evaluated with this element in the analysis.

¹⁵ State of California Department of Justice, Office of the Attorney General. Accessed July 1, 2021 SB 1000 - Environmental Justice in Local Land Use Planning. Accessed July 1, 2021. Available at: <https://oag.ca.gov/environment/sb1000>

¹⁶ 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

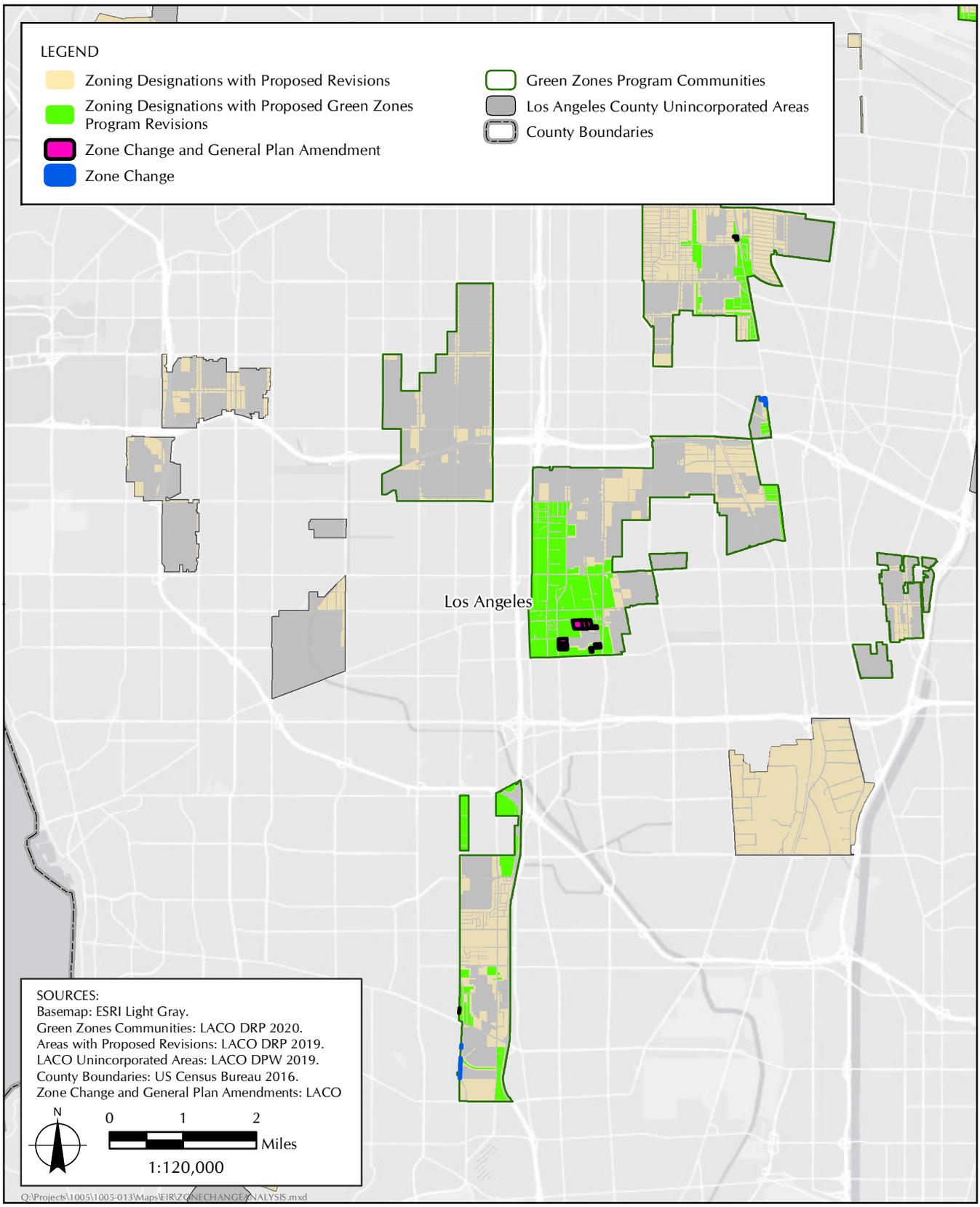


FIGURE III.E-2
 Zone Changes and General Plan Amendments

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

Chapter 3: Guiding Principles

Environmental Justice (text box)

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.

Policy ED 2.89: Streamline the permit review process and other entitlement processes for businesses and industries.

Policy ED 2.910: Support zoning incentives for the operation of farms in Agricultural Resource Areas (ARAs).

Other Proposed General Plan Revisions

Environmental Justice (text box, page 19, Ch.3 Guiding Principle)

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. Related to EJSM

Changes to General Plan LU Element, page 72 (http://planning.lacounty.gov/assets/upl/project/gp_final_general_plan.pdf)

Disadvantaged Unincorporated Legacy Communities (SB 244)

SB 44, 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:

Chapter 16: General Plan Implementation Programs

Program No.	Program Description	General Plan Goals and Policies	Lead and Partner Agencies	Timeframe
LU 12	<i>Green Zones Program</i> <i>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.</i>	<i>Land Use Element:</i> <i>Goals LU 7, LU 9;</i> <i>Policies: 7.1, 7.8, 9.4</i> <i>Goal: ED 2; Policy 2.8</i>	<i>Lead: DRP</i> <i>Partners: DPW, DPH, Fire, LACDA, DCBA</i>	<i>Years 2-6</i>

Changes to GP Appendix C (Land Use), IV., page 38

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.

At end of Appendix C, add:

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

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/ejasm>

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 proposed program would 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 III.E-3, *Existing and Proposed Permit and Review Requirements for Principal Land Uses*). Organic waste recycling facilities and solid waste facilities would 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 proposed program would require a MCUP for pallet yards as the principal land use for parcels in the M-1 or M-1.5 zone. A ministerial site plan review (SPR) would be required for pallet yards as the principal land use for parcels in the M-2 or M-2.5 zone. A CUP would be required for all permitted (allowed) recycling and solid waste, including new organic waste, ~~except for combustion and non-combustion biomass conversion and anaerobic digestion uses~~ facilities established as primary uses in industrial zones. Recycling processing facilities, combustion and non-combustion biomass conversion organic waste facilities, and solid waste facilities as primary uses would 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 proposed program would ~~remove~~ reclassify land reclamation and automobile dismantling yards ~~from allowable principal land uses as they would be reclassified and regulated under~~ as organic waste and recycling processing facilities, respectively.

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

New Accessory Land Use Requirements

The proposed program would require 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 III.E-4, *Existing and Proposed Permit and Review Requirements for Accessory Land Uses*).

**TABLE III.E-3
EXISTING AND PROPOSED 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 22.140.700
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 22.140.720
Recycling processing facilities																								
Auto dismantling yards																				=	=	CUP	CUP	Section 22.140.730
Construction & demolition, and inert debris processing or deposit facilities		<u>CUP, except C&D prohibited in A-2</u>																		=	=	CUP	CUP	Section 22.140.730
Conversion technology facility (recycling) that processes material other than solid waste	=	<u>CUP</u>	=	=	=																			
Materials recovery facilities																				=	=	CUP	CUP	Section 22.140.730
Scrap metal yards																				=	=	CUP	CUP	Section 22.140.730
Transfer stations																				=	=	CUP	CUP	Section 22.140.730
Organic waste recycling facilities																								
Anaerobic digestion facilities	=	<u>CUP</u>	=	=	=															=	=	CUP	CUP	Section 22.140.740
Chipping/grinding or mulching	=	<u>CUP</u>	=	=	=															CUP	CUP	CUP	CUP	Section 22.140.740
Combustion biomass conversion facility																				=	=	CUP	CUP	
Composting, green waste only	=	<u>CUP</u>	=	=	=															CUP	CUP	CUP	CUP	Section 22.140.740
Composting, mixed waste or food waste	=	<u>CUP</u>	=	=	=															CUP	CUP	CUP	CUP	Section 22.140.740
Composting, vermiculture	=	<u>SPR</u>	=	=	=															SPR	SPR	SPR	SPR	Section 22.140.740
In-vessel composting																				CUP	CUP	CUP	CUP	
Solid waste facilities																								
Conversion technology facility (solid waste)	=	<u>CUP</u>	=	=	=															=	=	CUP	CUP	Section 22.140.750
Inert debris landfill		<u>CUP</u>																		=	=	CUP	CUP	Section 22.140.750
Landfill gas-to-energy		<u>CUP</u>																				CUP	CUP	Section 22.140.750
Non-combustion biomass conversion																				=	=	CUP	CUP	
Solid waste landfill †	=	<u>CUP</u>	=	=	=															=	=	CUP	CUP	Section 22.140.750
Transformation facility	=	<u>CUP</u>	=	=	=															=	=	CUP	CUP	Section 22.140.750

* 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																								
CNG fueling station														CUP										

Abbreviations:

Zones:

A-1 Light Agricultural	A-2 Heavy Agricultural	O-S Open Space	R-R Resort and Recreation	W Watershed	R-A Residential Agricultural
R-1 Single Family Residence	R-2 Two-Family Residence	R-3 Limited Density Multiple Residence	R-4 Medium Density Multiple Residence	R-5 High Density Multiple Residence	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		

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 III.E-4
EXISTING AND PROPOSED 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	Additional Regulations
	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	
Recycling and Solid Waste Uses																				
Organic waste recycling facilities*																				
<u>Anaerobic digestion</u>	=	SPR	=	=	=		SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	=	SPR	=	=	=	=	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	=	SPR	=	=	=	=	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.740</u>
<u>Composting, vermiculture</u>	=	SPR	=	=	=	=	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.740</u>
<u>Combustion and non-combustion biomass conversion</u>	=	SPR	=	=	=	=	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.690</u>
<u>In-vessel composting</u>						=	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	=	SPR	=	=	=	=	SPR	SPR	SPR	SPR	SPR	SPR	=	SPR	SPR	SPR				<u>Section 22.140.740</u>
Recycling Facilities																				
<u>Supermarket accessory recycling collection center</u>						=	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	<u>Section 22.140.740</u>

* In Agricultural, Open Space, Resort and Recreation, and Watershed Zones:
Use permitted **as an accessory use only** when operated in conjunction with, and intended to serve the patrons of, a use permitted in the zone, but not as a separate enterprise.
Use shall include commercial-purpose facilities only and shall not include agricultural uses.

* In Commercial Zones:
Use is permitted **as an accessory use only when operated** in conjunction with, and intended to, serve the patrons of a use permitted in the zone and only to process waste produced on-site, but not as a separate enterprise.

* In Industrial Zones:
Use permitted as an accessory use only when operated in conjunction with a use permitted in the zone, but not as a separate enterprise.

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

Underline = proposed addition to the existing Title 22 Zoning Code

Compliance Schedule

Unincorporated area communities listed in Chapter 22.84 Green Zones Districts of the Zoning Code would require existing land uses subject to the chapter to be brought into full compliance with all applicable requirements in accordance with the compliance schedule:

- **Within 3 Years of the Effective Date of the Ordinance**
 - Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use and subject to Site Plan Review pursuant to Chapter 22.84 (Landscaping on Street Frontage and/or Perimeter Identification Signs). The 3-year compliance schedule applies when the existing use is subject to a ministerial site plan.

- **Within 5 Years of the Effective Date of the Ordinance**
 - Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use and:
 - Subject to Site Plan Review pursuant to Chapter 22.84 (Any combination of the following in addition to Landscaping on Street Frontage and/or Perimeter Identification Signs: Solid Walls; Storage of Materials, Vehicles, or Equipment; Surfacing; Recycling and Solid Waste Storage; Vehicular Access and On-Site Circulation; Accessory Structures and Utilities, unless building enclosure is required; and Perimeter Identification Signs.
 - Subject to a CUP review pursuant to Chapter 22.84 (Any requirements unless building enclosure is required Solid Walls; Landscaping on Street Frontage; and Perimeter Identification Signs.
 - Existing uses that are entirely or partially located between a 100-foot radius and a 500-foot radius of any lot containing a sensitive use and subject to a Site Plan Review pursuant to Chapter 22.84 (Any improvements unless building enclosure is required) (~~Solid Walls; Storage of Materials, Vehicles, or Equipment; Surfacing; Recycling and Solid Waste Storage; Vehicular Access and On-Site Circulation; Accessory Structures and Utilities; and Perimeter Identification Signs~~). The 5-year compliance schedule also applies when the existing use is subject to a CUP and ~~signage is required~~ any improvement requirement applies unless building enclosure is required.

- **Within 7 Years of the Effective Date of the Ordinance**
 - Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use and:
 - Subject to Site Plan Review, and also requires building enclosure pursuant to Chapter 22.84 (~~Building Enclosure~~).
 - Subject to a CUP review, and also requires building enclosure pursuant to Chapter 22.84.
 - Existing uses that are entirely or partially located between a 100-foot radius and a 500-foot radius of any lot containing a sensitive use and:
 - Subject to a Site Plan Review, and also requires building enclosure pursuant to Chapter 22.85 (~~Building Enclosure~~).
 - Subject to a CUP review and any required improvements pursuant to Chapter 22.84.

- **No Later than January 1, ~~2031~~ 2029**
 - Uses that are subject to a CUP review pursuant to Chapter 22.84 would be required to be brought into full compliance with all applicable requirements no later than January 1, ~~2031~~ 2029, or at the end of the current grant term for existing permits, or cease operation.

- **Upon Discretionary Permit Renewal or Required New Discretionary Permit**
 - All existing uses that have been operating with an approved appropriate discretionary land use permit would be required to be brought into full compliance upon submission of an application

~~for the renewal of approved~~ the appropriate discretionary land use permits or requirement for a new discretionary permit.

F. DISCRETIONARY APPROVALS REQUIRED FOR THE PROJECT

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

G. INTENDED USE OF THIS PEIR

The County is the lead agency for the proposed program. The Board will be requested to consider certification of the PEIR and is authorized to render a decision on the approval of the proposed program. The County will use this PEIR as part of its review and approval of the Green Zones Program. Lead agencies for individual projects may use this PEIR as the basis of their regional and cumulative impacts analysis. In addition, for projects that may be eligible for CEQA Streamlining, applicable mitigation measures from this PEIR should be incorporated into those projects as appropriate. It is the intent of the DRP that lead agencies and others use the information contained within the PEIR in order to “tier” subsequent environmental documentation of projects implemented as a result of the Green Zones Program in the County.

The County has not identified any public agencies that would be required to use the PEIR to support a related decision-making process, nor have any agencies identified themselves as needing to use the PEIR for subsequent actions.

SECTION IV

ENVIRONMENTAL IMPACT ANALYSIS

This section of the Program Environmental Impact Report (PEIR) evaluates the potential of the Los Angeles County Green Zones Program (Green Zones Program or proposed program) to result in significant impacts to the environment. This section provides a full scope of environmental analysis in conformance with the California Environmental Quality Act Guidelines (CEQA Guidelines).

Based on the analysis contained in the Initial Study, the County identified nine issue areas to be carried forward for detailed analysis in the PEIR:

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

Each of the sections discussing the nine CEQA issue areas carried forward is structured as follows:

1. Introduction
2. Environmental Setting
 - a. Regulatory Framework
 - b. Existing Conditions
3. Significance Thresholds
4. Impact Analysis
5. Cumulative Impacts
6. Mitigation Measures
7. Level of Significance After Mitigation

The Initial Study identified 11 issue areas that did not warrant being carried forward for detailed analysis in the PEIR:

1. Aesthetics
2. Agriculture and Forestry Resources
3. Energy
4. Geology / Soils
5. Greenhouse Gas Emissions
6. Mineral Resources
7. Population / Housing
8. Public Services
9. Recreation
10. Transportation
11. Wildfire

For each of the 11 sections where the environmental analysis undertaken in the Initial Study determined that there would be no impacts or less than significant impacts, a brief summary of the basis of the determination is provided in Section VI, *Other Environmental Considerations*, and a cross-reference to the applicable section of the Initial Study is provided.

Cumulative Impact Analysis

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method no. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, this PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, this PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger Los Angeles County (County) region surrounding it.

Population, Households, and Employment Projections

The Los Angeles County General Plan 2035 (County General Plan) includes growth projections for the unincorporated areas of the County based on population, housing, and employment (Table IV-1, *Population, Households, and Employment Projected through 2035 by the County General Plan and SCAG 2012-2035 RTP/SCS*).

**TABLE IV-1
POPULATION, HOUSEHOLDS, AND EMPLOYMENT PROJECTED THROUGH 2035 BY THE
COUNTY GENERAL PLAN AND SCAG 2012-2035 RTP/SCS**

	2008	2035	Percentage Increase
Population	1,052,800	1,399,500	33%
Households	298,100	405,500	36%
Employment	237,000	318,000	34%

SOURCE: Los Angeles County General Plan 2035;¹ SCAG 2012-2035 RTP/SCS.

These projections are based on the evaluation of the County in the Southern California Association of Governments (SCAG) 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). These estimates serve as general probable forecasts of growth up to the year 2035 and do not indicate assured outcomes.

Additionally, an EIR was certified for the County General Plan prior to its adoption in 2015. The County General Plan Update EIR focuses on impacts from changes to land use associated with physical development and buildout of the proposed land use designations in the County General Plan. The discussion of buildout in the County General Plan Update EIR states that “the ultimate development of unincorporated areas is not tied to a specific timeline,” as the buildout represents the approximate physical development should each land use designation be developed as it is proposed to be mapped by the County General Plan. While the purpose of the County General Plan is to provide the framework for growth in the unincorporated areas through the year 2035,² the buildout projections consider all potential future development based on the proposed land use designations, including post-2035. Thus, these buildout projections result in different calculations of projected population, households, and

¹ Los Angeles County Board of Supervisors. Adopted October 6, 2015. Los Angeles County General Plan 2035. Chapter 4: Background. <http://planning.lacounty.gov/generalplan/generalplan>

² Los Angeles County Board of Supervisors. Adopted October 6, 2015. Los Angeles County General Plan 2035. Chapter 1: Introduction. <http://planning.lacounty.gov/generalplan/generalplan>

employment than those described in the County General Plan from the SCAG 2012-2035 RTP/SCS, as the buildout projections extend past 2035 (Table IV-2, *Population, Households, and Employment Projected through Buildout by the County General Plan Update Draft EIR*).

**TABLE IV-2
POPULATION, HOUSEHOLDS, AND EMPLOYMENT PROJECTED THROUGH BUILDOUT
BY THE COUNTY GENERAL PLAN UPDATE DRAFT EIR**

	2013	Projected 2035 Buildout	% Increase
Population	1,066,414	2,356,890	121%
Households	300,478	659,409	120%
Employment	252,659	467,736	85%

SOURCE: County of Los Angeles Department of Regional Planning, June 2014. Los Angeles County General Plan Update Draft Environmental Impact Report. <http://planning.lacounty.gov/generalplan/eir>

The County General Plan Update EIR includes buildout projections broken down by the 11 planning areas delineated in the County General Plan, as each planning area has its own goals and policies, and patterns of development. The Green Zones Program is particularly relevant to industrial and commercial land uses.

Industrial and Commercial Square Footage Buildout

Table IV-3, *Projected Industrial and Commercial Land Use Buildout – County General Plan*, summarizes the County General Plan Update EIR’s data regarding industrial and commercial potential buildout in square footage projected by planning area. It should be noted that historically, jurisdiction-wide buildout levels such as these do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than what is projected. The County General Plan Update EIR projects that buildout associated with the proposed industrial and commercial land use designations would allow for approximately 103 million square feet of industrial use and approximately 98 million square feet of commercial use. This is a 32 percent increase in commercial uses and a 67 percent increase in industrial uses from the time that baseline conditions were evaluated in the EIR in 2014.

The buildout model methods for characterizing the Existing Conditions, Current Conditions (Adopted General Plan), and Proposed Conditions (General Plan 2035) are detailed in Appendix D, *Updated Buildout Methodology*, of the County General Plan Update EIR.

For the purposes of determining the potential buildout of industrial and commercial land uses for the Green Zones Program, this appendix describes the steps taken by the County to derive the buildout projections to anticipate land uses in the County General Plan. To determine the total building square footage for a land use designation, a Building Outline layer was used that was derived from 2008 aerial imagery from which total building square footage was calculated with the number of stories. For parcels which did not have a polygon derived from aerial imagery Building Outline layer, building square footage from the Assessor was used. Additionally, Assessor land use data was used with land use categories such as industrial and commercial in order to determine building square footage per land use.

**TABLE IV-3
PROJECTED INDUSTRIAL AND COMMERCIAL LAND USE BUILDOUT –
COUNTY GENERAL PLAN**

Planning Area	Industrial Building Square Footage			Commercial Building Square Footage		
	2014 General Plan Existing Conditions	Projected 2035 Buildout of General Plan	21-Year Percentage Increase	2014 General Plan Existing Conditions	Projected 2035 Buildout of General Plan	21-Year Percentage Increase
Antelope Valley Planning Area	1,465,433	12,606,000	12%	1,938,576	19,652,000	10%
Coastal Islands Planning Area	0	0	0%		0	0%
East San Gabriel Valley Planning Area	6,820,405	12,606,000	54%	5,329,522	17,015,000	31%
Gateway Planning Area	21,391,186	32,251,000	66%	1,907,981	3,100,000	62%
Metro Planning Area	23,132,495	32,985,000	70%	10,665,461	36,356,000	29%
San Fernando Valley Planning Area	3,002,335	3,225,000	93%	92,370	1,246,000	7%
Santa Clarita Valley Planning Area	7,797,938	0	0%	3,390,825	0	0%
Santa Monica Mountains Planning Area	363,706	0	0%	801,692	9,567,000	8%
South Bay Planning Area	3,998,415	6,781,000	59%	2,577,027	3,362,000	77%
West San Gabriel Valley Planning Area	1,179,685	2,206,000	53%	3,450,613	4,253,000	81%
Westside Planning Area	137,438	112,000	123%	1,158,309	3,371,000	34%
County-wide total	69,289,036	102,772,000	67%	31,312,376	97,922,000	32%
Average 21-year planning area percentage growth			48%			31%

SOURCE: County of Los Angeles Department of Regional Planning, June 2014. Los Angeles County General Plan Update Draft Environmental Impact Report. Table 3-6. <http://planning.lacounty.gov/generalplan/eir>
Los Angeles County Enterprise GIS LARIAC 2014 building footprint geospatial data.

In order to characterize the baseline conditions for the Green Zones Program, building footprint data from the County of Los Angeles Enterprise Geographic Information Systems (GIS) Los Angeles Regional Imagery Acquisition Consortium (LARIAC) was used to derive the amount of square footage of industrial and commercial buildings at the time of the preparation of the County General Plan.³ Using GIS, the building footprints were queried to include only those building footprints within County unincorporated areas and had a land use code of industrial or commercial use. These data were then queried by County Planning Area and summarized in Table IV-3. This analysis determined that the current total building square footage for industrial uses is approximately 69 million square feet, while there are approximately 31 million square feet of commercial uses. This assumes full buildout of the County General Plan land designations, and actual physical development will not be this large.

Additionally, it is important to note that parcels designated Industrial or Commercial by the County General Plan may differ from what the parcel is zoned under the County Municipal Zoning Code. While the County General Plan is a guiding document for the development of land uses in the unincorporated area of the County, parcels zoned for other land uses may fall within the Industrial and Commercial designations, while some parcels zoned as Industrial (M) or Commercial (C) may fall outside of the County General Plan land use designation. Some industrially and commercially designated parcels under the County General Plan will not be zoned for the specific industrial and commercial uses under the Green Zones Program. Therefore, the approximately 69 million square feet and 31 million square feet of potential industrial and commercial uses remaining to achieve full buildout is not representative of the potential square footage that would fall under the Green Zones Program.

Additionally, while certain zones may be subject to an element of the Green Zones Program, that does not necessitate that every parcel zoned as such is considered a related project. For instance, Element 3, Recycling and Waste Management Revisions, includes new development standards for supermarket accessory recycling collection facilities in commercial, mixed use, and industrial zones. However, there would be no new development with regard to supermarket accessory recycling centers as these uses will operate in existing parking lots, and would not require construction. Therefore, the estimate of approximately 31 million square feet of commercial uses remaining until full buildout is vastly greater than the commercial development that would be likely to occur within the County under the Green Zones Program.

³ County of Los Angeles Enterprise Geographic Information Systems. September 2020. LARIAC4 BUILDINGS 2014. <https://egis-lacounty.hub.arcgis.com/datasets/lariac4-buildings-2014>

Building Permits

A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses subject to the Green Zones Program. This equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a maximum reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

Assuming the case study project modeled in the Draft Programmatic Health Impact Assessment (HIA; Appendix D to the Draft PEIR) that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits × 1.39 acres).⁴ This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is ~~134,564~~ 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element No. 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs due to the prohibition of many uses including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

⁴ Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

IV. ENVIRONMENTAL IMPACT ANALYSIS

A. AIR QUALITY

1. INTRODUCTION

This section of the Program Environmental Impact Report (PEIR) evaluates the potential for the proposed program to impact air quality in accordance with the State California Environmental Quality Act (CEQA) Guidelines.¹ The proposed program is evaluated with regard to the National Ambient Air Quality Standards and California Ambient Air Quality Standards, consistent with related goals and policies established in the Air Quality Element of the Los Angeles County General Plan 2035 (County General Plan),² the Antelope Valley Area Plan, the Santa Clarita Area Plan, the South Coast Air Quality Management District (SCAQMD) CEQA Handbook,³ the Antelope Valley Air Quality Management District (AVAQMD) CEQA and Federal Conformity Guidelines,⁴ and the air quality and environmental justice analyses in the Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS).⁵ The SCAQMD CEQA Handbook and the SCAG 2020 RTP/SCS recognize that construction is ongoing to implement the land use designations in adopted General Plans, including the Land Use Element of the County General Plan. The SCAQMD Handbook evaluates individual construction projects based on peak and/or peak quarter emissions and sets levels for emissions of criteria pollutants during the construction operation phases of each project. A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses, which are the main types of land uses that would be subject to the Green Zones Program. This equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

The scope of the analysis includes criteria pollutants, toxic air contaminants, sensitive receptors, and odors. The impact assessment of criteria pollutant emissions from construction, were calculated using case study under the Los Angeles County Green Zones Program. For the South Coast Air Quality Management District (SCAQMD) Localized Significance Threshold evaluation, Source Receptor Area (SRA) Zone 12 “South Central LA County” was selected because it includes the heavily impacted East Rancho Dominguez (East Compton) and Florence-Firestone (Huntington Park) areas, and thus has the lowest (i.e., most stringent) SCAQMD localized significance thresholds. In addition to construction, emission summaries and a Localized Significance Threshold (LST) evaluation for facility operation are also included that are consistent with the Programmatic Health Impact Assessment (HIA) prepared for the proposed program (Appendix D, *Draft Programmatic Health Impact Assessment*).

The Green Zones Program has been designed to improve air quality for sensitive uses that are located adjacent to industrial land uses by requiring enclosures, air filtration systems, walls, and separating such uses through the use of landscaped setbacks. However, the ability to achieve improvements to air quality requires construction and operation of the improvements, as specified by the Green Zones Program. As a means of quantifying a reasonable estimation of construction and operation scenario for air quality emissions from potential development permits that would result from implementation of the Green Zones Program, the County identified a typical construction scenario for the improvements that would be required in conjunction with Elements 1, 2, and 3 of the Green Zones Program. The improvements required pursuant to Supermarket Recycling Centers component of Element 3, and the enclosures in Element 4, would involve using less equipment and a shorter duration. For the

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles General; Chapter 8 Air Quality E. County of Los Angeles, California. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch8.pdf

³ South Coast Air Quality Management District. Air Quality Analysis Handbook. <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>

⁴ Antelope Valley Air Quality Management District. California Environmental Quality Act (CEQA) And Federal Conformity Guidelines. August 2016. <https://avaqmd.ca.gov/files/e5b34d385/AV%20CEQA%20Guides%202016.pdf>

⁵ Southern California Association of Governments. 2020. 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy. <http://scagrtpsc.net/Pages/default.aspx>

purposes of quantifying the temporary impacts to air quality that would result from construction of the improvements required by the Green Zones Program, a case study project was defined to provide input data to estimate air quality emissions using California Emissions Estimator Model (CalEEMod):

- Three CalEEMod land uses were assigned comprising “General Light Industry,” “Other Asphalt Surfaces” (operations area), and “Other Non-Asphalt Surfaces” (landscaping).
- Parcel size is 75 meters × 75 meters = 1.39 acres (60,550 square feet [ft²]).
- A minimum 5-foot (1.5-meter) setback from the property line for perimeter landscaping.
- A 10-foot (3-meter) high perimeter screening wall for visual effect and noise control (maximum wall length = 4 sides × 72 meters per side = 288 meters).
- Wall equivalent 30-foot (9-meter) tall tilt-up building is $(72/3)^2 = 576$ square meters (m²) = 6,200 ft².
- Landscaped area = $[2 \times (75 \text{ meters} \times 1.5 \text{ meters}) + 2 \times (72 \text{ meters} \times 1.5 \text{ meters})] = 441 \text{ m}^2 = 4,750 \text{ ft}^2$.
- Paved operations area = $60,550 \text{ ft}^2 - 6,200 \text{ ft}^2 - 4,750 \text{ ft}^2 = 49,600 \text{ ft}^2$ (1.14 acres).

Per the CalEEMod User’s Guide, light industrial facilities are free-standing facilities devoted to a single use. These facilities have an emphasis on activities other than manufacturing and typically have minimal office space.

For the purpose of assessing air quality impacts and/or benefits, an HIA was completed to quantify the net outcome of the Green Zones Program over a 21-year operating horizon (Appendix D). An HIA is a systematic process that uses an array of data sources and analytic methods and considers input from stakeholders to determine the potential effects of a proposed policy, plan, program, or project on the health of a population and the distribution of the effects within the population. An HIA also provides recommendations on monitoring and managing those effects. Appendix A of the HIA (Appendix D to the PEIR) contains the programmatic emissions inventory. Appendix B of the HIA (Appendix D to the PEIR) contains the health risk results broken down by source and by pollutant. Section IX contains a list of acronyms and working definitions.

2. ENVIRONMENTAL SETTING

A. REGULATORY FRAMEWORK

(1) Federal

Federal Clean Air Act (CAA)

Congress passed the first major CAA in 1970⁶. This Act gives the U.S. Environmental Protection Agency (EPA) broad responsibility for regulating emissions from many sources of air pollution from mobile to stationary sources. Pursuant to the federal CAA, the U.S. EPA is authorized to regulate air emissions from mobile sources like heavy-duty trucks, agricultural and construction equipment, locomotives, lawn and garden equipment, and marine engines; and stationary sources such as power plants, industrial plants, and other facilities. The federal CAA sets National Ambient Air Quality Standards (NAAQS) to protect public health and public welfare for the six most common air pollutants: (1) particulate matter, (2) ozone, (3) carbon monoxide, (4) sulfur dioxide, (5) nitrogen dioxide, and (6) lead.

For each pollutant, the U.S. EPA designates an area’s attainment status as “attainment” for meeting the standard or “nonattainment” for not meeting the standard. A “maintenance” designation entails an area that was previously designated as “nonattainment” but is currently designated as “attainment.” The federal CAA directs states to develop state implementation plans (SIPs) in order to achieve these standards.

New Source Performance Standards (NSPS), described in Section 111 of the federal CAA are technology-based standards that apply to specific categories of stationary sources.⁷ These standards are intended to promote use of the best air pollution control technologies, taking into account the cost of such technology and any other non-air quality, health, and environmental impact and energy requirements.

⁶ United States Environmental Protection Agency. Clean Air Act Title V – Permits. Accessible at: <https://www.epa.gov/clean-air-act-overview/clean-air-act-title-v-permits>

⁷ United States Environmental Protection Agency. New Source Performance Standards. Standards of Performance. Accessible at: <https://www.epa.gov/stationary-sources-air-pollution/new-source-performance-standards>

National Emission Standards for Hazardous Air Pollutants (NESHAPS), described in the federal CAA, limit emissions of hazardous air pollutants (HAPs, or air pollutants identified by U.S. EPA as causing or contributing to the adverse health effects of air pollution, but for which NAAQS have not been established) from facilities in specific source categories.⁸ The NESHAPS require the use of maximum achievable control technology (MACT) for major sources of HAPs that are not specifically regulated or exempted under Part 63. These standards are implemented at the local level with federal oversight.

The New Source Review is a federal CAA program that requires industrial facilities to install modern pollution control equipment when the facilities are built or when making changes that result in increased emissions. New Source Review requires pre-construction review and permitting of new or modified major stationary sources of air pollution to allow industrial growth without interfering with the attainment and maintenance of ambient quality standards. This program is implemented at the local level with U.S. EPA oversight.

Title V—Operating Permits Program, federal CAA requires the issuance of operating permits that identify all applicable federal performance, operating, monitoring, recordkeeping, and reporting requirements. Title V applies to major facilities, Phase II acid rain facilities, subject solid waste incinerator facilities, and any facility listed by U.S. EPA as requiring a Title V permit.⁹ U.S. EPA defines a major source as a facility that emits or has the potential to emit (PTE) any criteria pollutant or hazardous air pollutant (HAP) at levels equal to or greater than the Major Source Thresholds (MST). Title V requirements are implemented at the local level through South Coast Air Quality Management District (SCAQMD) with federal oversight. The Title V permit is tied to the SCAQMD New Source Review regulations. In addition to this CEQA document, a parallel application will be made to the SCAQMD to obtain a Permit to Construct (PTC) and Permit to Operate (PTO).

NAAQS

The federal CAA required the U.S. EPA to establish NAAQS. The NAAQS set primary standards and secondary standards for specific air pollutants (Table IV.A-1, *National Ambient Air Quality Standards*). Primary standards define limits for the intention of protecting public health, which include sensitive populations such as asthmatics, children, and the elderly. Secondary standards define limits to protect public welfare to include protection against decreased visibility, damage to animals, crops, vegetation, and buildings.

**TABLE IV.A-1
NATIONAL AMBIENT AIR QUALITY STANDARDS**

Pollutant		Primary/Secondary	Averaging Time	Level
Carbon monoxide		Primary	8 hours	9 ppm
			1 hour	35 ppm
Lead		Primary and secondary	Rolling 3-month average	0.15 µg/m ³
Nitrogen dioxide		Primary	1 hour	100 ppb
		Primary and secondary	Annual	53 ppb
Ozone		Primary and secondary	8 hours	0.070 ppm
Particulate matter	PM _{2.5}	Primary	Annual	12 µg/m ³
		Secondary	Annual	15 µg/m ³
		Primary and secondary	24 hours	35 µg/m ³
	PM ₁₀	Primary and secondary	24 hours	150 µg/m ³
Sulfur dioxide		Primary	1 hour	75 ppb
		Secondary	3 hours	0.5 ppm

NOTE: ppm = parts per million by volume; µg/m³ = micrograms per cubic meter; ppb = parts per billion by volume.

SOURCE: California Air Resources Board. May 4, 2016. Ambient Air Quality Standards. <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>

⁸ United States Environmental Protection Agency. Summary of the Clean Air Act. 42 U.S.C. §7401 et seq. (1970). Accessible at: <https://www.epa.gov/laws-regulations/summary-clean-air-act>

⁹ United States Environmental Protection Agency. Clean Air Act Title V – Permits. Accessible at: <https://www.epa.gov/clean-air-act-overview/clean-air-act-title-v-permits>

State Implementation Plan (SIP)

An SIP is required by the U.S. EPA to ensure compliance with the NAAQS. States must develop a general plan to maintain air quality in areas of attainment and a specific plan to improve air quality for areas of nonattainment. SIPs are a compilation of new and previously submitted plans, programs (such as monitoring, modeling, permitting, etc.), district rules, state regulations, and federal controls. A SIP verifies that the state has a proper air quality management program that adheres to or strives to reach the most up to date emissions requirements. The 1990 amendments to the federal CAA set deadlines for attainment based on the severity of an area's air pollution problem. In adherence to federal CAA Section 172, states must adopt additional regulatory programs for nonattainment areas. Particularly in California, the SIP not only complies with NAAQS, but also the more stringent California Ambient Air Quality Standards (CAAQS). The federally required SIPs with the air districts developed within the Air Quality Management Plans (AQMPs) ensure compliance with state and federal requirements (NAAQs and CAAQs).

(2) State

AQMPs

The SIP is connected to air districts, for which air quality planning, monitoring, and permitting programs are structured, and is implemented at a local level. AQMPs, developed by the air districts, are required to ensure compliance with the state and federal requirements. AQMPs contain scientific information and use analytical tools to demonstrate a pathway towards achieving attainment for the criteria air pollutants. The approval process begins when the regional air districts submit their AQMPs to the California Air Resources Board (CARB). CARB is the lead agency and responsible agency for submitting the SIP to the U.S. EPA. CARB forwards SIP revisions to the U.S. EPA for approval and publication in the *Federal Register*. Title 40 of the Code of Federal Regulations (CFR), Chapter I, Part 52, Subpart F, Section 52.220, lists the items required to be included in the California SIP.

California CAA of 1988

The California CAA of 1988 (Chapter 1568, Statutes of 1988) requires all air pollution control districts in the state to aim to achieve and maintain state ambient air quality standards for ozone, carbon monoxide, and nitrogen dioxide by the earliest practicable date and to develop plans and regulations specifying how the districts will meet this goal. There are no planning requirements for the state PM₁₀ standard. The CARB, which became part of the California Environmental Protection Agency (CalEPA) in 1991, is responsible for meeting state requirements of the federal CAA, administering the California CAA, and establishing the CAAQS. The California CAA, amended in 1992, requires all AQMDs in the state to achieve and maintain the CAAQS. The CAAQS are generally stricter than national standards for the same pollutants, but there is no penalty for nonattainment. California has also established state standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles, for which there are no national standards.

CAAQS

As the federal CAA permits states to adopt additional or more protective air quality standards if needed, California has set standards for certain pollutants, such as particulate matter and ozone, which are more protective of public health than respective federal standards (Table IV.A-2, *California Ambient Air Quality Standards*). California has also set standards for four pollutants that are not addressed by federal standards: sulfates, hydrogen sulfide (H₂S), vinyl chloride, and visibility-reducing particles.

**TABLE IV.A-2
CALIFORNIA AMBIENT AIR QUALITY STANDARDS**

Pollutant		Averaging Time	Level
Carbon monoxide		8 hours	9 ppm
		1 hour	20 ppm
Lead		30-day average	1.5 µg/m ³
Nitrogen dioxide		1 hour	0.18 ppm
		Annual	0.03 ppm
Ozone		8 hours	0.07 ppm
		1 hour	0.09 ppm
Particulate matter	PM _{2.5}	Annual	12 µg/m ³
	PM ₁₀	24 hours	50 µg/m ³
		Annual	20 µg/m ³
Sulfur dioxide		1 hour	0.25 ppm
		24 hours	0.04 ppm
Sulfates		24 hours	25 µg/m ³
Hydrogen sulfide		1 hour	0.03 ppm
Vinyl chloride		24 hours	0.01 ppm
Visibility Reducing Particles		Extinction coefficient of 0.23 per kilometer – visibility of 10 miles or more due to particle when relative humidity is less than 70 percent ¹⁰	

NOTE: ppm = parts per million by volume; µg/m³ = micrograms per cubic meter; ppb = parts per billion by volume.

SOURCE: California Air Resources Board. May 4, 2016. Ambient Air Quality Standards. <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>

CARB Air Quality and Land Use Handbook

In April 2005, the CARB published the Air Quality and Land Use Handbook as an informational and advisory guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Studies have shown that diesel exhaust and other cancer-causing chemicals emitted from cars and trucks are responsible for much of the overall cancer risk from airborne toxics in California. Reducing diesel particulate emissions is one of CARB's highest public health priorities and the focus of a comprehensive statewide control program that is reducing diesel PM emissions each year. This document highlights the potential health impacts associated with proximity to air pollution sources, so planners explicitly consider this issue in planning processes.¹¹

(3) Regional

SCAG 2020-2045 RTP/SCS

The RTP/SCS is a long-range transportation plan that is developed and updated by SCAG every 4 years. The RTP provides a vision for transportation investments throughout the region. Using growth forecasts and economic trends that project out over a 20-year period, the RTP considers the role of transportation in the broader context of economic, environmental, and quality-of-life goals for the future, identifying regional transportation strategies to address the six-county SCAG region's mobility needs. The 2020-2045 RTP/SCS includes a strong commitment to reduce emissions from transportation sources to comply with Senate Bill (SB) 375, improve public health, and meet the NAAQS as set forth by the federal CAA.

SCAQMD Rule 401 – Visible Emissions

Rule 401 governs visible emissions: A person shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than 3 minutes in any 1 hour, which is as dark or darker in shade as that designated No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines, or of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in subsection (a)(1) of the

¹⁰ South Coast Air Quality Management District. February 2013. Final 2012 AQMP. <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-2012-air-quality-management-plan>

¹¹ California Air Resources Board. April 2005. Air Quality and Land Use Handbook: A Community Health Perspective. <http://www.arb.ca.gov/ch/handbook.pdf>

rule. The Ringelmann Chart provides a visual method of identifying concentrations of smoke, allowing observers to contextualize smoke using a scale of known gray. The chart is used as a device for determining whether emissions of smoke are within limits or standards of permissibility (statutes and ordinances) established and expressed with reference to the chart, whereby graduated shades of gray, varying by five equal steps between white and black, where lighter colors of gray indicate fewer particulates and more water, and darker colors of gray are of more concern. The rule given by Professor Ringelmann by which the charts may be reproduced is as follows: Card 0—All white; Card 1—Black lines 1 mm thick, 10 mm apart, leaving white spaces 9 mm square; Card 2—Lines 2.3 mm thick, spaces 7.7 mm square; Card 3—Lines 3.7 mm thick, spaces 6.3 mm square; Card 4—Lines 5.5 mm thick, spaces 4.5 mm square; Card 5—All black.

SCAQMD Rule 402 – Nuisance

Rule 402 governs nuisance, stating that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or that endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 1303(a) – BACT

This SCAQMD rule requires Best Available Control Technology (BACT) for emissions greater than 1 pound per day.

SCAQMD Rule 1303(b)(1) – Modeling

This rule states that the applicant should substantiate with modeling that the proposed program will not cause a violation or make significantly worse an existing violation according to Appendix A of the rule or other analysis approved by the Executive Officer or designee, of any state or national ambient air quality standards at any receptor location in the District.

SCAQMD Rule 1133

This rule sets forth administrative requirements for existing and new chipping and grinding activities and composting operations. The purpose of this rule is to create an emissions-related informational database on composting and related operations through a registration process.

SCAQMD Rule 1133.1

This rule is intended to prevent inadvertent decomposition occurring during chipping and grinding activities, including stockpile operations.

SCAQMD Rule 1133.2

The purpose of this rule is to reduce volatile organic compounds (VOC) and ammonia (NH₃) emissions from co-composting operations.

SCAQMD Rule 1133.3

The purpose of this rule is to reduce fugitive emissions of volatile organic compounds (VOC) and ammonia occurring during greenwaste composting operations.

SCAQMD Rule 1401 – New Source Review of Toxic Air Contaminants

This rule specifies limits for maximum individual cancer risk (MICR), cancer burden, and noncancer acute and chronic hazard index (HI) from new permit units, relocations, or modifications to existing permit units which emit toxic air contaminants.

SCAQMD Rule 1466 - Control of Particulate Emissions from Soils with Toxic Air Contaminants

This rule applies to any owner or operator conducting earth-moving activities of soil with applicable toxic air contaminant(s) that have been identified as contaminant(s) of concern at a site. The provisions in Rule 1466 include ambient PM₁₀ monitoring,

dust control measures, notification, signage, and recordkeeping requirements. The rule does not apply to earth-moving activities of soil with applicable toxic air contaminant(s) of less than 50 cubic yards.

SCAQMD Regulation XXX – Federal Operating Permit

Regulation XXX (Title V Permits) provides for the issuance of federal operating permits that contain all federally enforceable requirements for stationary sources as mandated by Title V of the Clean Air Act. Regulation XXX requires major facilities and acid rain facilities undergoing modifications to obtain an operating permit containing the federally enforceable requirements mandated by Title V of the Clean Air Act. U.S. EPA defines a major source as a facility that emits or has the potential to emit (PTE) any criteria pollutant or hazardous air pollutant (HAP) at levels equal to or greater than the Major Source Thresholds. A facility shall not construct, modify, or operate equipment at a Title V facility without first obtaining a permit revision that allows such construction, modification, or operation. An application must be submitted to the SCAQMD that presents all information necessary to evaluate the subject facility and determine the applicability of all regulatory requirements.

(4) Local

County General Plan Air Quality Element

The air quality in Southern California does not meet state and federal standards. The Air Quality Element summarizes air quality issues and outlines the goals and policies in the General Plan that will improve air quality and reduce greenhouse gas emissions.¹² The Community Climate Action Plan (CAP) supplements the Air Quality Element which establishes actions for reaching the County's goals to reduce greenhouse gas emissions in the unincorporated areas. The County CAP is only effective through 2020 and the County is in the process of preparing a new CAP. Thus, consistency with the CAP is demonstrated for informational purposes. The Air Quality Element aims to coordinate land use, transportation and air quality planning and a response to climate change. The Air Quality Element Implementation Program includes the Property Assessed Clean Energy (PACE) Financing Program and Climate Change Adaptation Program.

The Air Quality Element of the County General Plan contains two goals and eight policies that are relevant to the evaluation of the Green Zones Program:

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.

Policy AQ 1.2: Encourage the use of low or no volatile organic compound (VOC) emitting materials.

Policy AQ 1.3: Reduce particulate inorganic and biological emissions from construction, grading, excavation, and demolition to the maximum extent feasible.

Policy AQ 1.4: Work with local air quality management districts to publicize air quality warnings, and to track potential sources of airborne toxics from identified mobile and stationary sources.

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.

¹² County of Los Angeles General Plan. 2015. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf

Policy AQ 2.2: Participate in, and effectively coordinate the development and implementation of community and regional air quality programs.

Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

Policy AQ 2.4: Coordinate with different agencies to minimize fugitive dust from different sources, activities, and uses.

Antelope Valley Area Plan – Air Quality Element

The Air Quality Element of the Antelope Valley Area Plan contains one goal and eight policies that are relevant to the evaluation of the Green Zones Program:¹³

Goal COS 9: Improved air quality in the Antelope Valley.

Policy COS 9.1: Implement land use patterns that reduce the number of vehicle trips, reducing potential air pollution, as directed in the policies of the Land Use Element.

Policy COS 9.2: Develop multi-modal transportation systems that offer alternatives to automobile travel to reduce the number of vehicle trips, including regional transportation, local transit, bicycle routes, trails, and pedestrian networks, as directed in the policies of the Mobility Element.

Policy COS 9.3: In evaluating new development proposals, consider requiring trip reduction measures to relieve congestion and reduce air pollution from vehicle emissions.

Policy COS 9.4: Promote recycling and composting throughout the Antelope Valley to reduce air quality impacts from waste disposal activities and landfill operations.

Policy COS 9.5: Encourage the use of alternative fuel vehicles throughout the Antelope Valley.

Policy COS 9.6: Educate Antelope Valley industries about new, less polluting equipment, and promote incentives for industries to use such equipment. Antelope Valley Area Plan COS-8 June 2015

Policy COS 9.7: Encourage reforestation and the planting of trees to sequester greenhouse gas emissions.

Policy COS 9.8: Coordinate with the Antelope Valley Air Quality Management District and other local, regional, state, and federal agencies to develop and implement regional air quality policies and programs.

Santa Clarita Valley Area Plan

The Area Plan contains two goals, four objectives and seven policies that are relevant to the evaluation of the Green Zones Program:¹⁴

Goal C-1: Multi-Modal Circulation Network: An inter-connected network of circulation facilities that integrates all travel modes, provides viable alternatives to automobile use, and conforms with regional plans.

Objective C-1.3: Ensure conformance of the Circulation Plan with regional transportation plans.

Policy C-1.3.2: Through trip reduction strategies and emphasis on multi-modal transportation options, contribute to achieving the air quality goals of the South Coast Air Quality Management District Air Quality Management Plan.

¹³ Antelope Valley Area Plan. 2015. http://planning.lacounty.gov/assets/upl/project/tnc_draft-20150601.pdf

¹⁴ Santa Clarita Valley Area Plan. 2012. http://planning.lacounty.gov/assets/upl/project/ovov_2012-fulldoc.pdf

Policy C-1.3.3: Through trip reduction strategies and emphasis on multi-modal transportation options, contribute to achieving the air quality goals of the South Coast Air Quality Management District Air Quality Management Plan.

Goal CO-7: Air Quality: Clean air to protect human health and support healthy ecosystems

Objective CO-7.1: Reduce air pollution from mobile sources.

Policy CO-7.1.1: Through the mixed land use patterns and multi-modal circulation policies set forth in the Land Use and Circulation Elements, limit air pollution from transportation sources.

Policy CO-7.1.2: Support the use of alternative fuel vehicles.

Policy CO-7.1.3: Support alternative travel modes and new technologies, including infrastructure to support alternative fuel vehicles, as they become commercially available.

Objective CO-7.2: Apply guidelines to protect sensitive receptors from sources of air pollution as developed by the California Air Resources Board (CARB), where appropriate.

Policy CO-7.2.1: Ensure adequate spacing of sensitive land uses from the following sources of air pollution: high traffic freeways and roads; distribution centers; truck stops; chrome plating facilities; dry cleaners using perchloroethylene; and large gas stations, as recommended by CARB.

Objective CO-7.3: Coordinate with other agencies to plan for and implement programs for improving air quality in the South Coast Air Basin.

Policy CO-7.3.1: Coordinate with local, regional, state, and federal agencies to develop and implement regional air quality policies and programs.

B. EXISTING CONDITIONS

Regional Climate

Southern California Air Basin (SCAB)

The regional climate significantly influences the air quality in the SCAB. Temperature, wind, humidity, precipitation, and the amount of sunshine influence the quality of the air. In addition, the SCAB is frequently subjected to an inversion layer that traps air pollutants. Temperature has an important influence on basin wind flow, pollutant dispersion, vertical mixing, and photochemistry.

Annual average temperatures throughout the SCAB vary from the low to middle 60 degrees Fahrenheit (°F). However, due to decreased marine influence, the eastern portion of the SCAB shows greater variability in average annual minimum and maximum temperatures. January is the coldest month throughout the SCAB, with average minimum temperatures of 47°F in downtown Los Angeles and 36°F in San Bernardino. All portions of the SCAB have recorded maximum temperatures above 100°F.

Although the climate of the SCAB can be characterized as semiarid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of sulfur dioxide to sulfate (SO₂ to SO₄) is heightened in air with high relative humidity. The marine layer is an excellent environment for that conversion process, especially during the spring and summer months. The annual average relative humidity is 71 percent along the coast and 59 percent inland. Because the ocean effect is dominant, periods of heavy early morning fog are frequent, and low stratus clouds are a characteristic feature. These effects decrease with distance from the coast.

More than 90 percent of the SCAB's rainfall occurs from November through April. Annual average rainfall varies from approximately 9 inches in Riverside to 14 inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thundershowers near the coast and slightly heavier shower activity

in the eastern portion of the region and near the mountains. Rainy days comprise 5 to 10 percent of all days in the SCAB, with the frequency being higher near the coast. The influence of rainfall on the contaminant levels in the SCAB is minimal. Although some washout of pollution would be expected with winter rains, air masses that bring precipitation of consequence are very unstable and provide excellent dispersion that masks wash-out effects. Summer thunderstorm activity affects pollution only to a limited degree. If the inversion is not broken by a major weather system, then high contaminant levels can still persist even in areas of light showers.

Mojave Desert Air Basin (MDAB)

The Mojave Desert Air Basin is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. Many of the lower mountains that dot the vast terrain rise from 1,000 to 4,000 feet above the valley floor. Prevailing winds in the MDAB are out of the west and southwest. These prevailing winds are due to the proximity of the MDAB to coastal and central regions and the blocking nature of the Sierra Nevada Mountains to the north; air masses pushed onshore in Southern California by differential heating are channeled through the MDAB. The MDAB is separated from the Southern California coastal and central California valley regions by mountains (highest elevation approximately 10,000 feet), whose passes form the main channels for these air masses. The Antelope Valley is bordered in the northwest by the Tehachapi Mountains, separated from the Sierra Nevadas in the north by the Tehachapi Pass (3,800 feet). The Antelope Valley is bordered in the south by the San Gabriel Mountains, bisected by Soledad Canyon (3,300 feet).

During the summer, the MDAB is generally influenced by a Pacific Subtropical High cell that sits off the coast, inhibiting cloud formation and encouraging daytime solar heating. The MDAB is rarely influenced by cold air masses moving south from Canada and Alaska, as these frontal systems are weak and diffuse by the time they reach the desert. Most desert moisture arrives from infrequent warm, moist, and unstable air masses from the south. The MDAB averages between 3 and 7 inches of precipitation per year (from 16 to 30 days with at least 0.01 inch of precipitation). The MDAB is classified as a dry-hot desert climate (BWh), with portions classified as dry-very hot desert (BWh) to indicate at least 3 months have maximum average temperatures over 100.4° F.

Antelope Valley

The Antelope Valley planning area is bounded by the Kern County border to the north, the Ventura County border to the west, the Angeles National Forest (inclusive) to the south, and the San Bernardino County border to the east. It excludes the Cities of Lancaster and Palmdale. This area covers approximately 1,800 square miles and includes over two dozen communities.

Santa Clarita Valley

The Santa Clarita Valley planning area is bounded on the west by the Ventura County line, on the north by the Los Padres and Angeles National Forest areas, on the east by the Angeles National Forest, and on the south by the major ridgeline separating the Santa Clarita from the San Fernando Valley. The County's Area Plan includes unincorporated areas, including the communities of Agua Dulce, Bouquet Canyon, Castaic, Fair Oaks Ranch, Hasley Canyon, Newhall Ranch, San Francisquito Canyon, Val Verde, Sunset Pointe, Southern Oaks, Stevenson Ranch, and Westridge. The entire planning area includes over 480 square miles, of which 432 square miles are in the County unincorporated area (including 235 square miles within the National Forest boundaries) and 52 square miles are within the City limits. The planning area is located approximately 30-40 miles northwest of downtown Los Angeles. Existing land use patterns can be traced largely to the influence of geographic constraints. The Valley is framed by mountain ranges, including the San Gabriel, Santa Susana, and Sierra Pelona ranges. Angeles National Forest land, most of which is undeveloped and protected, surrounds much of the planning area. The natural topography of the Santa Clara River and its many tributary canyons, in conjunction with the National Forest holdings, has focused growth in the Santa Clarita Valley on the more central, level areas between the Valley's two major freeways. Most of the development has occurred adjacent to the Golden State (Interstate 5) and Antelope Valley (State Route 14) freeways, concentrating urbanization within a "V" shaped area formed by these two major transportation routes. The Valley's topography is characterized by rolling terrain, canyons, creeks, and the Santa Clara River. The river flows from east to west for almost 100 miles from its headwaters near Acton to the Pacific Ocean, through a valley formed between the Santa Susana Mountains. That portion of the river within the planning area is known as the Upper Santa Clara River, and has a watershed consisting of approximately 680 square miles. The Santa Clarita Valley is located at the convergence of several major transportation and utility facilities. The Southern Pacific Railroad, the Golden State and Antelope Valley freeways, and two major aqueducts traverse the Valley. Oil, natural gas and power lines enter from the north through the Tejon Pass, cross the Valencia-Newhall community, and then exit near Newhall Pass.

Temperature Inversion

The vertical dispersion of air pollutants in the SCAB and MDAB is frequently restricted by the presence of a persistent temperature inversion in the atmospheric layers near the earth's surface. Normally, the temperature of the atmosphere decreases with altitude. However, when the temperature of the atmosphere increases with altitude, the phenomenon is termed an inversion. An inversion condition can exist at the surface or at any height above the ground. The bottom of the inversion, known as the mixing height, is the height of the base of the inversion.

In general, inversions in the SCAB and MDAB are lower before sunrise than during the daylight hours. As the day progresses, the mixing height normally increases as the warming of the ground heats the surface air layer. As this heating continues, the temperature of the surface layer approaches the temperature of the base of the inversion layer. When these temperatures become equal, the inversion layer's lower edge begins to erode, and if enough warming occurs, the layer breaks up. The surface layers are gradually mixed upward, diluting the previously trapped pollutants. The breakup of inversion layers frequently occurs during mid to late afternoon on hot summer days. Winter inversions usually break up by midmorning.

Air Pollutants

Certain air pollutants have been recognized to cause notable health problems and consequential damage to the environment either directly or in reaction with other pollutants, due to their presence in elevated concentrations in the atmosphere. Such pollutants have been identified as criteria air pollutants and regulated as part of the overall endeavor to prevent further deterioration and facilitate improvement in air quality. Criteria pollutants are regulated by the U.S. EPA and are subject to emissions control requirements adopted by federal, state and local regulatory agencies.

Ozone (O₃): Ozone is a secondary pollutant formed by the chemical reaction of volatile organic compounds and nitrogen oxides (NO_x) under favorable meteorological conditions such as high temperature and stagnation episodes. An elevated level of ozone irritates the lungs and breathing passages, causing coughing and pain in the chest and throat, thereby increasing susceptibility to respiratory infections and reducing the ability to exercise. Effects are more severe in people with asthma and other respiratory ailments. Long-term exposure may lead to scarring of lung tissue and may lower the lung efficiency.

Volatile Organic Compounds (VOCs): These are compounds comprised primarily of atoms of hydrogen and carbon. Internal combustion associated with motor vehicle usage is the major source of hydrocarbons, as are architectural coatings. Emissions of VOCs themselves are not "criteria" pollutants; however, they contribute to formation of O₃ and are regulated as O₃ precursor emissions.

Nitrogen Dioxide (NO₂): Nitrogen dioxide is a reddish-brown, reactive gas that is formed in the ambient air through the oxidation of nitric oxide (NO). The principal form of NO₂ produced by combustion is NO, but NO reacts quickly to form NO₂, creating the mixture of NO and NO₂ referred to as nitrogen oxides (NO_x). Major sources of NO_x include power plants, large industrial facilities, and motor vehicles. Emissions of NO_x can potentially irritate the nose and throat and may increase susceptibility to respiratory infections, especially in people with asthma. According to the CARB, NO₂ is an oxidizing gas capable of damaging cells lining the respiratory tract. Exposure to NO₂ along with other traffic-related pollutants, is associated with respiratory symptoms, episodes of respiratory illness and impaired lung functioning. Studies in animals have reported biochemical, structural, and cellular changes in the lung when exposed to NO₂ above the level of the current state air quality standard. Clinical studies of human subjects suggest that NO₂ exposure to levels near the current standard may worsen the effect of allergens in allergic asthmatics, especially in children.¹⁵

Carbon Monoxide (CO): Carbon monoxide is primarily emitted from combustion processes and motor vehicles due to incomplete combustion of fuel. Elevated concentrations of CO weaken the heart's contractions and lower the amount of oxygen carried by the blood. It is especially dangerous for people with chronic heart disease. Inhalation of CO can cause nausea, dizziness, and headaches at moderate concentrations and can be fatal at high concentrations.

Sulfur Dioxide (SO₂): Major sources of SO₂ include power plants, large industrial facilities, diesel vehicles, and oil-burning residential heaters. Emissions of sulfur dioxide aggravate lung diseases, especially bronchitis. It also constricts the breathing

¹⁵ California Air Resources Board, "Nitrogen Dioxide – Overview," July 21, 2011, <http://www.arb.ca.gov/research/aaqs/caaqs/no2-1/no2-1.htm>. Accessed March 2015.

passages, especially in asthmatics and people involved in moderate to heavy exercise. Sulfur dioxide potentially causes wheezing, shortness of breath, and coughing. High levels of particulates appear to worsen the effect of sulfur dioxide, and long-term exposures to both pollutants leads to higher rates of respiratory illness.

Particulate Matter (PM₁₀ and PM_{2.5}): The human body naturally prevents the entry of larger particles into the body. However, small particles including fugitive dust, with an aerodynamic diameter equal to or less than 10 microns (PM₁₀) and even smaller particles with an aerodynamic diameter equal to or less than 2.5 microns (PM_{2.5}), can enter the body and are trapped in the nose, throat, and upper respiratory tract. These small particulates could potentially aggravate existing heart and lung diseases, change the body's defenses against inhaled materials, and damage lung tissue. The elderly, children, and those with chronic lung or heart disease are most sensitive to PM₁₀ and PM_{2.5}. Lung impairment can persist for 2 to 3 weeks after exposure to high levels of particulate matter. Some types of particulates could become toxic after inhalation due to the presence of certain chemicals and their reaction with internal body fluids.

Lead (Pb): Lead is emitted from industrial facilities and from the sanding or removal of old lead-based paint. Smelting or processing the metal is the primary source of lead emissions, which is primarily a regional pollutant. Lead affects the brain and other parts of the body's nervous system. Exposure to lead in very young children impairs the development of the nervous system, kidneys, and blood forming processes in the body.

Applicable Air Quality Management Plans

There are three primary air quality plans that seek to improve air quality in the unincorporated areas of the County: (1) the portion of the unincorporated area of the County in the SCAB is regulated by the SCAQMD pursuant to the SCAQMD Air Quality Management Plan (AQMP);¹⁶ (2) the northernmost portion of the unincorporated area of the County in the Antelope Valley by the Antelope Valley Air Quality Management District (AVAQMD) pursuant to the AVAQMD State Implementation Plan;¹⁷ and (3) the Air Quality Element of the County General Plan establishes goals and policies for the County.

SCAQMD AQMP

The most recent air quality management plan, 2016 AQMP was adopted by the SCAQMD Governing Board on March 3, 2017. The Plan is a regional and multiagency effort (SCAQMD, CARB, SCAG, and U.S. EPA). State and federal planning requirements include developing control strategies, attainment demonstrations, reasonable further progress, and maintenance plans. The 2016 AQMP incorporates the latest information and planning assumptions, including the latest growth assumptions, transportation control measures and strategies, and updated emission inventory methodologies for various source categories.¹⁸

The 2016 AQMP showcases integrated strategies and measures to meet the following NAAQS:

- 2008 8-hour ozone (75 parts per billion [ppb]) by 2031
- 2012 annual PM_{2.5} (12 µg/m³) by 2021 (moderate) and 2025 (serious)
- 2006 24-hour PM_{2.5} (35 µg/m³) by 2019
- 1997 8-hour ozone (80 ppb) by 2023

Air quality compliance with the NAAQS and CAAQS is overseen by the SCAQMD pursuant to the AQMP.¹⁹ There are four primary components of the Air Toxic Control strategy in the SCAQMD AQMP:

- Continue efforts to reduce diesel particulate matter.
- Control VOC emissions that are most reactive in O₃ and/or PM_{2.5} formation.

¹⁶ South Coast AQMD. Final 2016 AQMP-CARB/EPA/SIP Submittal. <https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/final-2016-aqmp>

¹⁷ Antelope Valley Air Quality Management District. Los Angeles County within the Mojave Desert Air Basin. <https://avaqmd.ca.gov/files/620c3957c/AV+Full+SIP+Table+2020+16+Jan.pdf>

¹⁸ South Coast Air Quality Management District. 2016. Draft Final 2016 AQMP. <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan/final-draft-2016-aqmp>

¹⁹ South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

- Mobile source control strategies that are designed to reduce nitrogen oxide (NO_x), reactive organic gases (ROG), and PM emissions in order to meet the SIP commitments in the 2016 AQMP, while also producing co-benefits for a variety of toxic air contaminants (TACs).
- Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.²⁰

In addition to criteria pollutants, the SCAQMD periodically assesses levels of TACs in the Air Basin. A TAC is defined by California Health and Safety Code Section 39655:

“Toxic air contaminant” means an air pollutant which may cause or contribute to an increase in mortality or in serious illness, or which may pose a present or potential hazard to human health. A substance that is listed as a hazardous air pollutant pursuant to subsection (b) of Section 112 of the federal act (42 U.S. Code Sec. 7412(b)) is a toxic air contaminant.

The SCAQMD completed the Multiple Air Toxic Exposure (MATES)-IV Study which includes an emissions inventory of TACs in the South Coast Air Basin, and makes several characterizations that are relevant to the consideration of plan conformity:

- During the study period, the average Basin cancer risk from air toxics based on the annual average levels calculated from the 10 monitoring sites data was approximately 418 per million. This is about 65 percent lower than the estimated risk from the 2004–2006 time period.
- Regional modeling analysis shows the highest risks from air toxics surrounding the port areas, with the highest grid cell risk about 1,000 per million, followed by Central Los Angeles, where there is a major transportation corridor, with grid cell modeled risks MATES IV Final Report 6-2 ranging from about 700 to 750 per million.
- The spatial distribution of diesel PM_{2.5} emission in MATES IV is similar to the diesel PM emission pattern derived in CalEnviroScreen 2.0, both showing the highest diesel PM emission in Central Los Angeles and area around the Ports.²¹

Antelope Valley State Implementation Plan

The AVAQMD has jurisdiction over the northern, desert portion of Los Angeles. The AVAQMD AQMP Applicable SIP was designed to provide information on rules contained in the Applicable SIP for various areas within the AVAQMD.²² The SIP table provides notes about each regulation listed in the AVAQMD Rule Book. The EPA-approved AVAQMD portion of the California SIP includes rules and regulations that require an implementation schedule and measures to reduce air pollution and mobile emissions. The proposed program would not conflict with the AVAQMD SIP regulations. The EPA and CARB have designated portions of the AVAQMD as non-attainment for a variety of pollutants. The AVAQMD has adopted a single attainment plan for ozone (Table IV.A-3, *AVAQMD Attainment Plans*).

**TABLE IV.A-3
AVAQMD ATTAINMENT PLANS**

Name of Plan	Date of Adoption	Standard(s) Targeted	Applicable Area	Pollutant(s) Targeted	Attainment Date*
AVAQMD 2004 Ozone Attainment Plan (State and Federal)	4/2004	Federal 1-hour ozone	Entire District	NO _x and VOC	2007
AVAQMD Federal 8-Hour Ozone Attainment Plan	5/20/2008	Federal 8-hour ozone (84 ppb)	Entire District	NO _x and VOC	2019 (revised from 2021)

* A historical attainment date given in an attainment plan does not necessarily mean that the affected area has been redesignated to attainment.

²⁰ South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

²¹ South Coast Air Quality Management District. May 2015. Multiple Air Toxics Exposure Study in the South Coast Air Basin: MATES-IV, Final Report. 21865 Copley Drive Diamond Bar, CA 91765.

²² Antelope Valley Air Quality Management District. EPA-Approved Antelope Valley Air District Regulations in the California SIP. January 8, 2020. Accessible at: <https://www.epa.gov/sips-ca/epa-approved-antelope-valley-air-district-regulations-california-sip#doc>

Ambient Air Quality

The existing air quality in Southern California does not currently meet state and federal standards. Data on existing air quality in the SCAB, in which the proposed program area is located, is monitored by a network of air monitoring stations operated by the CalEPA, CARB, SCAQMD, and the AVAQMD. The air quality assessment considers all phases of project planning, construction, and operation. The Green Zones Program affects County land use zoning designations that fall within areas regulated by two air districts: SCAQMD and AVAQMD. These districts are in nonattainment for criteria pollutants (Table IV.A-4, *CAAQS and NAAQS Attainment Status for Green Zones Program Areas*).

**TABLE IV.A-4
CAAQS AND NAAQS ATTAINMENT STATUS FOR GREEN ZONES PROGRAM AREA**

Criteria Pollutants	SCAQMD ²³		AVAQMD ²⁴	
	California	Federal	California	Federal
O ₃	Nonattainment	Nonattainment	Nonattainment	Nonattainment
NO _x	Attainment	Attainment	Attainment	Unclassified/Attainment
VOC	Not Reported	Not Reported	Not Reported	Not Reported
PM ₁₀	Nonattainment	Attainment	Nonattainment	Unclassified/Attainment
PM _{2.5}	Nonattainment	Nonattainment	No State Standard	Unclassified/Attainment
SO ₂	Nonattainment	Attainment	Attainment	Unclassified/Attainment
CO	Attainment	Attainment	Attainment	Unclassified/Attainment
Lead	Not reported	Nonattainment	Attainment	Unclassified/Attainment

Sensitive Receptors

Land uses identified as sensitive receptors by SCAQMD in CARB's Air Quality Handbook include residences, schools, playgrounds, child care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. There are 206,208 residential parcels located within 500 feet of a Green Zones Program parcel. Other sensitive uses are shown in Table IV.A-5, *Sensitive Receptors in Areas Subject to the Green Zones Program*.²⁵

**TABLE IV.A-5
SENSITIVE RECEPTORS WITHIN 500 FEET OF GREEN ZONES PROGRAM PARCELS***

	Element 1	Element 2	Element 3	Element 4
Senior Housing	0	2	1	2
Hospitals	1	6	6	11
Libraries	0	28	20	28
Early Childhood Centers	8	61	51	67
Private and Charter Schools	7	104	79	112
Public Elementary	6	81	56	87
Public Middle	1	23	19	25
Public High	5	38	29	44
Parks (local and regional parks, not including regional open space)	10	117	71	127

NOTE: *Residential use and national forest areas are not included in this table.

SOURCE: Los Angeles County. 2018. Location Management System (LMS) GIS Data.

²³ South Coast Air Quality Management District. Downloaded June 4, 2020. National Ambient Air Quality Standards (NAAAQS) and California Ambient Air Quality Standards (CAAQS) Attainment Status for South Coast Air Basin. Available at: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caaqs-feb2016.pdf?sfvrsn=14>

²⁴ Antelope Valley AQMD. Downloaded June 4, 2020. 2017 Attainment Status. Available at: <https://avaqmd.ca.gov/files/e0986ab83/AVAQMD+2017+Attainment+Status+Table.pdf>

²⁵ California Air Resources Board. April 2005. Air Quality and Land Use Handbook: A Community Health Perspective. <http://www.arb.ca.gov/ch/handbook.pdf>

Odors

According to the CARB's Air Quality Handbook, land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Similarly, CARB's Air Quality Handbook identifies 17 land uses typically associated with nuisance dust complaints: agriculture; asphalt and cement plants, auto body facilities; construction activities; diesel engines; composting operations, fertilizer operations; fiberglass molding; furniture manufacturing; landfills and transfer stations; refineries; roofing operations; rubber manufacturing; sand and gravel operations; sandblasting; silk screening; and wood dust. A number of the typical sources of nuisance dust and odor complaints are allowable uses within the area subject to the proposed program.

3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to air quality if it would:

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)?

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?

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

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

4. IMPACT ANALYSIS

The potential for impacts to air quality has been evaluated in relation to all Green Zones Program components that could result in impacts to the environment. The SCAQMD has established significance threshold for the assessment of air quality impacts (Table IV.A.-6) that were used in the evaluation of anticipated emission of criteria pollutants resulting from construction and operation of structures and buildings that could be developed as a result of implementation of the proposed program. The estimated maximum of 43 permits that could potentially be issued and developed per year is a very conservative estimate, which represents the a reasonable estimation of construction and operation scenarios for potential impacts to air quality that could result from implementation improvement on individual properties as result from the proposed program. However, based on the development pattern of such uses in the past 20 years, it is unlikely that even a significant fraction of that maximum permit number would be developed at the same time and in close proximity of each other such that their construction emissions would overlap and be collectively significant. In addition, the types of improvements/developments associated with these potential permits can involve a range of construction activities. For example, they may include changing fencing materials; installing paving; expanding landscaping buffers between incompatible uses; adding an enclosure for certain industrial activities; the placement of recycling bins, and even development of a new industrial facilities. Therefore, a reasonable estimation of construction and operation scenario was modeled (see Appendix D).

**TABLE IV.A-6
SCAQMD AIR QUALITY SIGNIFICANCE THRESHOLDS**

Mass Daily Thresholds		
Pollutant	Construction^a	Operation^b
NO _x	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs), Odor, and GHG Thresholds		
TACs (including carcinogens and noncarcinogens)	Maximum Incremental Cancer Risk \geq 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas \geq 1 in 1 million) Chronic & Acute Hazard Index \geq 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
GHG	10,000 MT/yr CO ₂ eq for industrial facilities	
Ambient Air Quality Standards for Criteria Pollutants^c		
NO ₂ 1-hour average Annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM ₁₀ 24-hour average Annual average	10.4 $\mu\text{g}/\text{m}^3$ (construction) ^d & 2.5 $\mu\text{g}/\text{m}^3$ (operation) 1.0 $\mu\text{g}/\text{m}^3$	
PM _{2.5} 24-hour average	10.4 $\mu\text{g}/\text{m}^3$ (construction) ^d & 2.5 $\mu\text{g}/\text{m}^3$ (operation)	
SO ₂ 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal – 99th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 $\mu\text{g}/\text{m}^3$ (state)	
CO 1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Lead 30-day average Rolling 3-month average	1.5 $\mu\text{g}/\text{m}^3$ (state) 0.15 $\mu\text{g}/\text{m}^3$ (federal)	

NOTE: lbs/day = pounds per day; ppm = parts per million; $\mu\text{g}/\text{m}^3$ = micrograms per cubic meter; MT/year CO₂eq = metric tons per year of CO₂ equivalents.

^a Construction thresholds apply to both the South Coast Air Basin and Coachella Valley (Salton Sea and Mojave Desert Air Basins).

^b For Coachella Valley, the mass daily thresholds for operation are the same as the construction thresholds.

^c Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, Table A-2 unless otherwise stated.

^d Ambient air quality threshold based on SCAQMD Rule 403.

SOURCE: South Coast Air Quality Management District. April 1993. CEQA Air Quality Handbook.

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)?

The proposed program would result in less than significant impacts to air quality in relation to conflicting with or obstruction of implementation of the applicable air quality plan. The potential for impacts to applicable air quality plans has been evaluated in relation to all Green Zones Program components that could result in environment impacts. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*).

Element 1 – Green Zone Districts

The designation of Green Zone Districts within the County's Zoning Code, Title 22, would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP or the AVAQMD AQMP. This element would add Chapter 22.84 to the County Zoning Code to establish 11 Green Zone Districts (see Figure III.E-1, *Los Angeles County Planning Areas*) that 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. In addition, it creates new development standards and more stringent entitlement procedures for existing/proposed industrial uses that are located on an M-1, M-1.5, M-2, and M-2.5 zones within 500 feet of a sensitive use on an unincorporated parcel, or a residential use on incorporated parcel. This development standards and procedures would help minimize adverse effects related to air quality (and other environmental factors) on nearby sensitive uses. As of June 2020, the existing zoning and land use designations for the 11 proposed districts allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency between the General Plan and Title 22 Zoning Code, as part of the General Plan Amendment Revisions, 27 28 parcels within the Green Zones Districts are proposed for a zone change from M-2, to M-1. Additionally, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zones Districts area are also proposed for a change in General Plan land-use designation from Heavy Industrial (IH) to the Light Industrial (IL). The purpose of the general plan amendment and zone change is to ensure that the current land use and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or through the CUP process. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to a Ministerial Site Plan Review or a CUP. The expanded permit requirement would increase the types of industrial uses that would be subject to a project level CEQA review, which would address project specific environmental impacts and require feasible mitigation measures, as appropriate. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 7 years of adoption. AQMP population, housing and employment forecasts are based on local plans and policies. Although the proposed program includes zone changes to some parcels, those changes would allow the same types of land uses, but at a lower intensity/density. Thus, the proposed program is consistent with the types, intensity and patterns of land uses envisioned in the Land Use Element of the General Plan.

SCAQMD AQMP. Green Zone Districts would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The proposed program would 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.**

The majority of the required improvements are anticipated from the retroactive application of the new standards to nonconforming uses, which involve inanimate objects such as walls, fencing, signage, and lighting that would be compliant with County Title 22, Zoning Code, and Title 31, Building Codes. Construction of these improvements in conformance with the proposed standards may generate diesel exhaust emissions as they may require the limited use of diesel fuel equipment. However, the potential use of such equipment would be intermittent and short term. In addition, CARB regulates construction equipment and diesel exhaust emissions with the off-road and portable equipment programs to minimize impacts associated with diesel exhaust emissions. All diesel emissions would cease upon completion of constructing these inanimate objects. Therefore, impact is anticipated to be less than significant.

- **Control volatile organic compound (VOC) emissions that are most reactive in ozone and/or fine particulate matter (PM_{2.5}) formation.**
- **Mobile source control strategies that are designed to reduce nitrogen oxide (NO_x), 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).**

The proposed program creates new standards for industrial uses within 500 feet of sensitive uses, and limits industrial vehicle-related uses in proximity to sensitive uses; therefore, it would not contribute to an increase in per capita vehicle miles traveled (VMT), which are the primary sources of VOCs, NO_x, ROG, and PM.

- **Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.²⁶**

The proposed program measures are consistent with the SCAQMD strategy to reduce localized impacts to sensitive uses within the County and immediately adjacent parcels in incorporated Cities to exposure to TACs, through programmatic development standards and the use of air filtration systems. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the AQMP by requiring efficiency improvements and reducing VMT.

AVAQMD AQMP. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the proposed program would neither exacerbate population growth nor change land use patterns. In addition, the proposed changes to the land use and zoning designations for 27 28 parcels would reduce the intensity of allowable industrial uses. The effect of the proposed program is primarily associated with the updated zoning standards for existing industrial uses. Pallet yards, recycling processing, organic waste, and solid waste facilities would 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 proposed program would not generate VOCs, which are the precursor to O₃, there would be no effect on AVAQMD SIP. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the AVAQMD AQMP.

Air Quality Element of the County General Plan. The goals of the County General Plan Air Quality Element include the protection of County residents from exposure to harmful criteria air pollutants; the reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning; and implementation of plans and programs to address the impacts of climate change. The Green Zone Districts would 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.

The Green Zone Districts requirements includes the use of air filtration systems for sensitive uses within 500 feet of pallet yards, solid waste management, and recycling facilities. Installation of air filtration systems would be required within building enclosures at pallet yards and recycling processing, organic waste, and solid waste facilities to draw in the dust and particulate matter generated from indoor and outdoor operational activities in order to protect employees and visitors. The types of air filtrations utilized would be “best available control technology” as defined by AQMD Guidelines.

²⁶ South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

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.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses implements Policy AQ 2.1 and works towards Goal AQ2 by reducing VMT and facility emissions.

Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

The Green Zone Districts applies to existing M-1, M-1.5, M-2, and M-2.5, and Industrial Uses within the Green Zone Districts Boundary (see Table III.E-1) where natural resources and vegetation tend to be minimal; therefore, there would be no conflict with the conservation of natural resources and vegetation.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to applicable air quality plans.

Element 2 – New Sensitive Uses

The proposed development standards for new sensitive uses adjoining or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. For this program, a Health Risk Assessment (HRA) was conducted to evaluate the potential health risks to persons in the vicinity of a source of TACs, particularly sensitive receptors such as residences, schools, daycares, parks, nursing homes, and hospitals (Appendix D). New sensitive uses that are constructed adjacent to or adjoining legally-established, existing industrial, recycling; or solid waste, or vehicle-related uses would be required to implement development standards that protect the health of occupants, including impacts from existing industrial land uses (Title 22, Chapter 22.84, and Chapter 22.130). *SCAQMD AQMP*. New Sensitive Uses would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The proposed program would 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.**

The potential development of new sensitive uses in conformance with the proposed standards may generate diesel exhaust emissions during construction as they may require the limited use of diesel fuel equipment. However, the potential use of such equipment would be intermittent and short term. All emissions would cease upon completion of construction. In addition, CARB regulates construction equipment and diesel exhaust emissions with the off-road and portable equipment programs to minimize impacts associated with diesel exhaust emissions. Similarly, post-construction of these potential uses may involve limited diesel exhaust emissions during the operational stage from the potential use of certain on-site mobile equipment (e.g., lawn equipment, forklifts, trucks) that require diesel fuel. Also consistent with the objectives of the SCAQMD Commercial Electric Lawn and Garden Program, the County has encouraged the use of electric and manual commercial lawn and garden equipment, including handheld trimmers, chainsaws, backpack and handheld leaf blowers, and lawn mowers for landscape areas required in conjunction with the New Sensitive Uses. Therefore, this impact is expected to be less than significant.

- **Control volatile organic compound (VOC) emissions that are most reactive in ozone and/or fine particulate matter (PM_{2.5}) formation.**
- **Mobile source control strategies that are designed to reduce nitrogen oxide (NO_x), 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).**

The proposed program creates new standards for sensitive uses located adjacent to industrial uses. Therefore, it would not contribute to an increase in per capita VMT which is the primary source of VOCs, NO_x, ROG, and PM. Thus, there would be no increase in VOCs, NO_x, ROG, or PM as a result of the allowable use.

- **Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.²⁷**

The proposed program requirements are consistent with the SCAQMD strategy to reduce localized impacts to sensitive uses within the County and immediately adjacent parcels in incorporated Cities to exposure to TACs, through development standards and the use of air filtration systems. The air filtration systems would be installed 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_{2.5} and PM₁₀ from adjacent industrial sites. The proposed program would include construction of fencing and solid walls, temporary truck trips during construction that would not differ substantially from existing conditions, and maintenance to existing facilities. The construction would be minimal and short-term. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to the SCAQMD AQMP.

AVAQMD SIP. The new development standards for New Sensitive Uses adjacent to or adjoining legally-established existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to the AVAQMD AQMP. The proposed program component would address incompatible land uses by changing regulatory requirements for specific sensitive uses, and require development standards for new sensitive uses in proximity to existing industrial, recycling and solid waste, or vehicle-related uses. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the proposed program would neither exacerbate population growth nor change land use patterns. The effect of the proposed program is partly attributed to the updated standards where sensitive use as defined by the ordinance are located adjacent to existing industrial uses. Air filtrations would be implemented to reduce pollution and air quality impacts to sensitive receptors by minimizing and avoiding exposure to emissions from pallet yards, recycling processing, organic waste, and solid waste facilities to filter out the contaminants in a manner that is consistent with AVAQMD’s mission of being protective of public health. Since the protective measures, specified pursuant to the proposed program would not generate VOCs, which are the precursor to O₃, there would be no conflict with the AVAQMD SIP. Therefore, the new development standards for New Sensitive Uses adjacent to or adjoining existing industrial uses on other properties would result in less than significant impacts to the AVAQMD AQMP.

Air Quality Element of County General Plan. The goals of the County General Plan Air Quality Element include the protection of County residents from exposure to harmful criteria air pollutants; the reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning; and implementation of plans and programs to address the impacts of climate change. The New Sensitive Uses would not conflict with 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.

The New Sensitive Uses requirement includes the use of air filtration systems for sensitive uses adjacent to industrial uses including solid waste and recycling facilities. In addition, installation of air filtration systems would be required for residential units and rooms intended for human occupancy. The types of air filtrations utilized would be “best available control technology” as defined by AQMD Guidelines.

²⁷ South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

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.

The new development standards and/or more stringent entitlement processes for New Sensitive Uses would protect the new sensitive uses from the adjacent industrial emissions.

Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

The proposed program would not conflict with the County General Plan Air Quality Element since implementation of the proposed program would involve construction of fencing and solid walls and maintenance to existing facilities. The construction would be minimal and short-term. The proposed program would not change the pattern or types of land uses anticipated for General Plan. However, the proposed change in land use and zoning designations would reduce the intensity of the potential industrial uses than projected in the General Plan.

The construction of new sensitive uses with additional development standards such as construction of landscaping and planting trees, buffering, and open space to reduce the incompatibility of new sensitive uses with existing industrial uses would not result in substantial changes beyond those which would occur in existing conditions. Air filtration and other updated technologies would be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors. The proposed program's goal is to address air pollution impacts to sensitive receptors. The new development standards for the New Sensitive Uses would result in less than significant impacts to applicable air quality plans.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The new development standards would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. The development standards that are required for Element No. 3 for recycling and waste management facilities are consistent with those that have historically been required for other industrial or manufacturing uses (Table III.E-1). ~~The proposed revisions will prohibit automobile dismantling yards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from Hillside Management Areas (HMAs), Significant Ecological Areas (SEAs), and Very High Fire Hazard Severity Zones (VHFHSZs)-SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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~~ would be prohibited in Agricultural Resource Areas (ARAs).

SCAQMD AQMP. Recycling and Waste Management Revisions would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The proposed program would 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.**

The majority of the required improvements are inanimate objects such as walls, fencing, signage, and lighting that would be compliant with Title 22 Building Codes. Construction of these improvements in conformance with the proposed standards may generate diesel exhaust emissions as they may require the limited use of diesel fuel equipment. However, the potential use of such equipment would be intermittent and short term. In addition, CARB regulates construction equipment and diesel exhaust emissions with the off-road and portable equipment programs to minimize impacts associated with diesel exhaust emissions. All diesel emissions would cease upon completion of constructing these inanimate objects. 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 Recycling and Waste Management Revisions. Therefore, impact is anticipated to be less than significant.

- **Control volatile organic compound (VOC) emissions that are most reactive in ozone and/or fine particulate matter (PM_{2.5}) formation.**
- **Mobile source control strategies that are designed to reduce nitrogen oxide (NO_x), 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).**

The expanded permit requirement would increase the types of industrial uses that would be subject to a project level CEQA review, which would address project specific environmental impacts and require feasible mitigation measures, as appropriate.

The estimated maximum of 43 permits that could potentially be issued and developed per year is a very conservative estimate, which represents a reasonable estimation of construction and operation scenarios for potential impacts to air quality that could result from implementation improvement on individual properties as result from the proposed program, and specifically, Element No. 3. Based on the development pattern of such uses in the past 20 years, it is unlikely that even a significant fraction of that maximum permit number would be developed at the same time and in close proximity of each other such that their mobile source construction emissions would overlap and be collectively significant. Therefore, it would not contribute to mobile source emissions., which are the primary source of VOCs, NO_x, ROG, and PM. Identification of organic waste recycling as an allowable use would not change the generation of such waste, but rather allow them to be diverted from landfills to organic waste recycling and composting centers within the unincorporated areas of the County; therefore, there would be no increase in VOCs, NO_x, ROG, or PM as a result of the allowable use, and impact is expected to be less than significant.

- **Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.²⁸**

The proposed program measures are consistent with the SCAQMD strategy to reduce localized impacts to sensitive uses within the County and immediately adjacent parcels in incorporated Cities to exposure to TACs, through development standards including landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, cleaning and maintenance standards, and the use of air filtration systems.

AVAQMD SIP. The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to the AVAQMD AQMP. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the proposed program would neither exacerbate population growth nor change land use patterns. The effect of the proposed program is limited to updated standards for existing industrial uses. Air filtrations would be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors. by minimizing and avoiding exposure, to emissions from pallet yards, and recycling processing, organic waste, and solid waste facilities to filter out the contaminants, in a manner that is consistent with AVAQMD's mission of being protective of public health. Since the requirements, specified pursuant to the proposed program would not generate VOCs, which are the precursor to O₃, there would be no effect on AVAQMD SIP. The new development standards and/or more stringent entitlement processes for Recycling and Waste Management Revisions would result in less than significant impacts to the AVAQMD AQMP.

Air Quality Element of County General Plan. The goals of the County General Plan Air Quality Element include the protection of County residents from exposure to harmful criteria air pollutants; the reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning; and implementation of plans and programs to address the impacts of climate change. Element 3 does 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:

²⁸ South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

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.

The improvements, consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards would be compliant with the Air Quality Element goals by minimizing health risks to sensitive receptors and improving existing facilities with an emphasis on local health hot spots. Therefore, the Recycling and Waste Management Revisions would result in a less than significant impacts to the County General Plan Air Quality Element. The types of air filtrations utilized would be “best available control technology” as defined by AQMD Guidelines.

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.

Element 3 would not conflict with the County General Plan Air Quality Element. The program would address climate change impacts and promotes the reduction of air pollution and mobile source emissions through coordinated land uses by addressing the incompatible land uses and protecting sensitive uses. The improvements, consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards would be compliant with the Air Quality Element goals by addressing incompatible land uses and improving existing facilities.

Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

Element 3 includes the landscaping requirements to address incompatibilities of sensitive uses and industrial land uses. These landscaping requirements are consistent with Policy AQ 2.3. As a result, there would be no conflict with the conservation of natural resources and vegetation. Therefore, the new development standards and/or more stringent entitlement processes for Recycling and Waste Management Revisions would result in less than significant impacts to applicable air quality plans.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses , which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and shall be clearly labeled identifying materials stored, and that materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will

be built. The new development standards and/or more stringent entitlement processes for Supermarket Accessory and Recycling Collection Centers would result in less than significant impacts to applicable air quality plans.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements for recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to any new development and expansion of existing uses, excluding residential uses with fewer than four units.

SCAQMD AQMP. The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The proposed program would 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.**

The majority of the improvements required by this element are inanimate objects such as walls, fencing, signage, and lighting that would be compliant with Title 22 Building Codes. CARB regulates construction equipment and diesel exhaust emissions with off-road and portable equipment programs to minimize impacts associated with diesel exhaust emissions. Similarly, post-construction of these potential uses may involve limited diesel exhaust emissions during the operational stage from the potential use of certain on-site mobile equipment (e.g., forklifts, wood grinders, trucks) that require diesel fuel. 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.

- **Control volatile organic compound (VOC) emissions that are most reactive in ozone and/or fine particulate matter (PM_{2.5}) formation.**
- **Mobile source control strategies that are designed to reduce nitrogen oxide (NO_x), 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).**

Identification of organic waste recycling as an allowable use would not change the generation of such waste, but rather allow them to be diverted from landfills to organic waste recycling and composting centers within the unincorporated areas of the County; therefore, there would be no increase in VOCs, NO_x, ROG, or PM as a result of the allowable use. The proposed program creates new standards for sensitive uses located adjacent to industrial uses; therefore, it would not contribute to an increase in per capita VMT, which is the primary source of VOCs, NO_x, ROG, and PM. Therefore, impact is expected to be less than significant.

- **Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.²⁹**

Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements for recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to any new development and expansion of existing uses, excluding residential uses with fewer than four units. The proposed program would not result in a substantial change from existing conditions. The proposed program component would include improvements to existing facilities to meet the requirements of

²⁹ South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

new standards, conditions, and procedures that support and facilitate the development of recycling collection center as an accessory use to an existing supermarket. The proposed program would not conflict with the AQMP.

Therefore, the new development standards and/or more stringent entitlement processes for The Storage Enclosures for Recycling and Solid Waste Revisions within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the AQMP.

AVAQMD AQMP. The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the AVAQMD AQMP. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements for recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to any new development and expansion of existing uses, excluding residential uses with fewer than four units. The proposed program would not result in substantial changes from existing conditions. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the AVAQMD AQMP. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the proposed program would neither exacerbate population growth nor change land use patterns. The effect of the proposed program is limited to updated standards for existing industrial uses. Air filtrations would be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors by minimizing and avoiding exposure, to emissions from pallet yards, and recycling processing, organic waste, and solid waste facilities in a manner that is consistent with AVAQMD's mission of being protective of public health. The new development standards and/or more stringent entitlement processes for Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the AVAQMD AQMP. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the Program would neither exacerbate population growth nor change land use patterns. The effect of the proposed program is limited to updated standards for existing industrial uses. The new development standards and/or more stringent entitlement processes for Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the AVAQMD AQMP.

Air Quality Element of County General Plan. The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the County General Plan Air Quality Element. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements for recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to any new development and expansion of existing uses, excluding residential uses with fewer than four units. The proposed program would not conflict with the County General Plan Air Quality Element and would not result in substantial changes to the existing conditions. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the County General Plan Air Quality Element.

The goals of the County General Plan Air Quality Element include the protection of County residents from exposure to harmful criteria air pollutants; the reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning; and implementation of plans and programs to address the impacts of climate change. The Green Zone Districts would 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.

The revisions would add additional requirements for recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to any new development and expansion of existing uses, excluding residential uses with fewer than four units.

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.

The new development standards and/or more stringent entitlement processes for Storage Enclosures for Recycling and Solid Waste Revisions apply to siting all new or expanded uses, excluding residential uses with fewer than four units, specified in PolicyAQ2.1.

Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

The new development standards for Storage Enclosures for Recycling and Solid Waste Revisions would apply Countywide to all applicable zoning districts with the exception of residential uses of less than 4 units. As a result, the proposed program would result in less than significant impacts to applicable air quality plans.

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?

Construction

The construction analysis was performed using CalEEMod version 2016.3.2,³⁰ 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 (see Appendix D for a full description of the model outputs for facility construction). The mobile source emission factors used in the model—published by CARB—include the Pavley standards and Low Carbon Fuel standards. The model also identifies project design features, regulatory measures, and mitigation measures to reduce criteria pollutant and greenhouse gas (GHG) emissions along with calculating the benefits achieved from the selected measures. CalEEMod was developed by the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the SCAQMD, the Bay Area Air Quality Management District (BAAQMD), the San Joaquin Valley Air Pollution Control District (SJVAPCD), and other California air districts. Default land use data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) were provided by the various California air districts to account for local requirements and conditions. As the official assessment methodology for land use projects in California, CalEEMod is relied upon herein for construction emissions quantification, which forms the basis for the construction impact analysis (Appendix D). Land use data used for CalEEMod input is presented in Table IV.A-7. Case study facility operations are also included that are consistent with the HIA document contents (Appendix D to the PEIR). The HIA contains the California Emissions Estimator Model® (CalEEMod).

The SCAQMD quantitative significance thresholds shown in Table IV.A-8 were used to evaluate proposed program emissions impacts.³¹

**TABLE IV.A-7
LAND USE DATA FOR CALEEMOD INPUT – GREEN ZONES FACILITY**

Project Element	Land Use Type	Land Use Subtype	Unit Amount	Size Metric	Lot Acreage (footprint)	Square Feet (est.)	Est. Pop.
Perimeter Wall (10 ft. tall)	Industrial	General Light Industry	6.200	1,000 sq. ft.	0.142	6,200	0
Paved Operations Area	Parking	Other Asphalt Surfaces	49.600	1,000 sq. ft.	1.139	49,600	0
Perimeter Setback Landscaping (5 ft. wide)	Parking	Other Non-Asphalt Surfaces	4.750	1,000 sq. ft.	0.109	4,750	0
Project Site					1.390	60,550	0

SOURCE: HIA (Appendix D).

³⁰ California Emissions Estimation Model (CalEEMod™). 2016. Version 2016.3.2. Website (<http://www.caleemod.com/>) accessed October 6, 2020

³¹ 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.

**TABLE IV.A-8
SCAQMD CEQA THRESHOLDS OF SIGNIFICANCE**

Pollutant	Project Construction	Project Operation
	lbs/day	lbs/day
ROG (VOC)	75	55
NO _x	100	55
CO	550	550
SO _x	150	150
PM ₁₀	150	150
PM _{2.5}	55	55
24-hour PM _{2.5} Increment	10.4 µg/m ³	2.5 µg/m ³
24-hour PM ₁₀ Increment	10.4 µg/m ³	2.5 µg/m ³
Annual PM ₁₀ Increment	1.0 µg/m ³ annual average	
1-hour NO ₂ Increment	0.18 ppm (state)	
Annual NO ₂ Increment	0.03 ppm (state) & 0.0534 ppm (federal)	
1-hour SO ₂ Increment	0.25 ppm (state) & 0.075 ppm (federal – 99th percentile)	
24-hour SO ₂ Increment	0.04 ppm (state)	
24-hour Sulfate Increment	25 ug/m ³ (state)	
1-hour CO Increment	20 ppm (state) & 35 ppm (federal)	
8-hour CO Increment	9.0 ppm (state/federal)	
Toxic Air Contaminants (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥10 in 1 million	
	Cancer Burden >0.5 excess cancer cases (in areas ≥1 in 1 million)	
	Chronic & Acute Hazard Index ≥1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to Rule 402	
Greenhouse Gases	10,000 MT/yr CO ₂ e for industrial facilities	
	3,000 MT/yr CO ₂ e for land use projects (draft proposal)	

SOURCE: HIA (Appendix D).

Criteria Pollutants from Project Construction

A project's construction phase produces many types of emissions, but PM₁₀ (including PM_{2.5}) in fugitive dust and diesel engine exhaust, are the pollutants of greatest concern. Fugitive dust emissions can result from a variety of construction activities, including excavation, grading, demolition, vehicle travel on paved and unpaved surfaces, and vehicle exhaust. Construction related emissions can cause substantial increases in localized concentrations of PM₁₀, as well as affecting PM₁₀ compliance with ambient air quality standards on a regional basis. Particulate emissions from construction activities can lead to adverse health effects as well as nuisance concerns such as reduced visibility and soiling of exposed surfaces. The use of diesel-powered construction equipment emits ozone precursors NO_x and ROG, and diesel particulate matter (DPM), the latter being a composite of TACs containing a variety of hazardous substances. Large construction projects using multiple large earthmoving equipment are evaluated to determine if those operations may exceed the SCAQMD's daily threshold for NO_x emissions and could temporarily expose area residents to hazardous levels of DPM. Use of architectural coatings and other materials associated with finishing buildings may also emit ROG and TACs. CEQA significance thresholds address the impacts of construction activity emissions on local and regional air quality. Thresholds are also provided for other potential impacts related to project construction, such as odors and TACs.

The SCAQMD's approach to CEQA analyses of fugitive dust impacts is to require implementation of effective and comprehensive dust control measures rather than to require detailed quantification of emissions.³² PM₁₀ emitted during construction can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors, making quantification difficult. Despite this variability in emissions, experience has shown that there are several feasible control measures that can be reasonably implemented to significantly reduce fugitive dust emissions from construction. For larger projects, the SCAQMD has determined that compliance with an approved fugitive dust control plan comprising Best Management Practices (BMPs), primarily through frequent water application, constitutes sufficient mitigation to reduce PM₁₀ impacts to a level considered less than significant (LTS) (Table IV.A-9).

³² SCAQMD. Rule 403 Dust Control Information. Accessed 12-7-2020. Available at: <https://www.aqmd.gov/home/rules-compliance/compliance/rule-403-dust-control-information>

**TABLE IV.A-9
CONSTRUCTION EMISSIONS SUMMARY AND SIGNIFICANCE EVALUATION**

Criteria Pollutants from Facility Construction	Construction (lbs/day)	Threshold (lbs/day)	Significance
CO	14.1	550	LTS
NO _x	15.1	100	LTS
ROG (VOC)	1.5	75	LTS
SO _x	0.03	150	LTS
Total PM ₁₀	3.0	150	LTS
Total PM _{2.5}	1.7	55	LTS

SOURCE: HIA (Appendix D).

Localized Significance Threshold Analysis

The SCAQMD’s Localized Significance Threshold (LST) methodology was used to analyze the neighborhood scale impacts of NO_x, CO, PM₁₀, and PM_{2.5} associated with project specific mass emissions. Introduced in 2003, the LST methodology was revised in 2008 to include the PM_{2.5} significance threshold methodology and update the LST mass rate lookup tables for the new 1-hour NO₂ standard.

For determining localized air quality impacts from small projects in a defined geographic source receptor area (SRA), the LST methodology provides mass emission rate lookup tables for 1-acre, 2-acre, and 5-acre parcels by SRA. The tabulated LSTs represent the maximum mass emissions from a project that will not cause or contribute to an exceedance of state or national ambient air quality standards (CAAQS or NAAQS) for the above pollutants and were developed based on ambient concentrations of these pollutants for each SRA in the SCAB.³³

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 peak daily soil disturbance normally occurs during the site preparation and grading phases. The 1-acre screening lookup tables were used to evaluate NO_x, CO, PM₁₀, and PM_{2.5} impacts on nearby receptors. The proposed program proposes a 500-foot (150-meter) “buffer zone” around a Green Zone facility. Thus, 100 meters were used for conservatism. The estimated maximum of 43 permits that could potentially be issued and developed per year is a very conservative estimate, which represents a reasonable estimation of construction and operation scenarios for potential impacts to air quality scenario for potential impacts that could result from implementation improvement on individual properties as result from of the proposed program. However, based on the development pattern of such uses in the past 20 years, it is unlikely that even a significant fraction of that maximum permit number would be developed at the same time and in close proximity of each other such that their construction emissions would overlap and be collectively significant. In addition, the types of improvements/developments associated with these potential permits can involve a range of construction activities. For example, they may include changing fencing materials; installing paving; expanding landscaping buffers between incompatible uses; adding an enclosure for certain industrial activities; the placement of recycling bins, and even development of a new industrial facilities. Therefore, a reasonable estimation of construction and operation scenario was modeled in order 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 provided in Table IV.A-10 show that on-site emissions from construction meet the LST passing criteria at the nearest case study receptors. Thus, impacts would be less than significant.

³³ South Coast Air Quality Management District (SCAQMD). 2008a. Localized Significance Threshold Methodology. Website (<http://www.aqmd.gov/docs/defaultsource/ceqa/handbook/localized-significance-thresholds/final-lst-methodologydocument.pdf?sfvrsn=2>) accessed October 6, 2020.

**TABLE IV.A-10
CONSTRUCTION LOCALIZED SIGNIFICANCE THRESHOLD EVALUATION**

Criteria Pollutants from Facility Construction	Construction (lbs/day)	Threshold (lbs/day)	Result
NO _x	15.1	54	Pass
CO	14.1	632	Pass
Total PM ₁₀	3.0	26	Pass
Total PM _{2.5}	1.7	7	Pass

SOURCE: HIA (Appendix D).

Operations

Criteria Pollutants from Project Operation

The term “project operations” refers to the full range of activities that can or may generate criteria pollutant, GHG, and TAC emissions when the project is functioning in its intended use. For projects, such as office parks, apartment buildings, residential subdivisions, and other indirect sources, motor vehicles traveling to and from the project represents the primary source of air pollutant emissions. For industrial projects and some commercial projects, equipment operation and manufacturing processes, i.e., permitted stationary sources, can be of greatest concern from an emissions standpoint. CEQA significance thresholds address the impacts of operational emission sources on local and regional air quality. Thresholds are also provided for other potential impacts related to project operations, such as odors. The inputs for the model are described in Appendix D. Table IV.A-11 shows criteria operational emissions and evaluates emissions against SCAQMD significance thresholds. Mass emissions of criteria pollutants from operation are below applicable SCAQMD significance thresholds, that is, LTS.

**TABLE IV.A-11
OPERATIONAL EMISSIONS SUMMARY AND SIGNIFICANCE EVALUATION**

Criteria Pollutants from Facility Operations	Operation (lbs/day)	Threshold (lbs/day)	Significance
CO	60.6	550	LTS
NO _x	7.7	55	LTS
ROG (VOC)	4.5	55	LTS
SO _x	0.7	150	LTS
Exhaust PM ₁₀	1.4	150	LTS
Exhaust PM _{2.5}	1.3	55	LTS
Fugitive Dust PM ₁₀	0.5	150	LTS

SOURCE: HIA (Appendix D).

The LST results provided in Table IV.A-12 show that on-site emissions from construction and operations meet the LST passing criteria at the nearest case study receptors. Thus, impacts would be less than significant.

**TABLE IV.A-12
OPERATIONAL LOCALIZED SIGNIFICANCE THRESHOLD EVALUATION**

Criteria Pollutants from Facility Operations	Operation (lbs/day)	Threshold (lbs/day)	Result
NO _x	7.7	54	Pass
CO	60.6	632	Pass
Total PM ₁₀	1.9	7	Pass
Exhaust PM _{2.5}	1.3	2	Pass

SOURCE: HIA (Appendix D).

Greenhouse Gas Emissions from Construction and Operation

Greenhouse gases—primarily carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), collectively reported as carbon dioxide equivalents (CO₂e)—are directly emitted from stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied).

Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Also, included in GHG quantification is electric power used to pump the water supply (e.g., aqueducts, wells, pipelines) and disposal and decomposition of municipal waste in landfills.³⁴

California's Building Energy Efficiency Standards are updated on an approximately three-year cycle. The 2019 standards improved upon the 2016 standards for new construction of, and additions and alterations to, residential, commercial, and industrial buildings. The 2019 standards went into effect on January 1, 2020.³⁵

Since the Title 24 standards 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.

Using CalEEMod, direct on-site and off-site GHG emissions were estimated for facility construction; operational GHG emissions from the HIA are also summarized.

The SCAQMD officially adopted an industrial facility mass emissions threshold of 10,000 metric tons (MT) CO₂e per year³⁶ and has proposed an industrial mass emissions threshold of 10,000 MT CO₂e per year.³⁷ As shown in Tables IV.A-13 and IV.A-14, GHG emissions are below the proposed GHG significance threshold for industrial projects, that is, LTS.

**TABLE IV.A-13
CONSTRUCTION GHG EMISSIONS SUMMARY AND SIGNIFICANCE EVALUATION (TOTAL)**

Greenhouse Gases from Facility Construction	Construction (MT/yr)	Threshold (MT/yr)	Significance
CO ₂	264	—	—
CH ₄	0.04	—	—
N ₂ O	0.00	—	—
Total CO₂e	265	10,000	LTS

SOURCE: HIA (Appendix D).

**TABLE IV.A-14
OPERATIONAL GHG EMISSIONS SUMMARY AND SIGNIFICANCE EVALUATION**

Greenhouse Gases from Facility Operations	Operation (MT/yr)	Threshold (MT/yr)	Significance
On-Road Trucks CO ₂ e	71	—	—
Off-Road Equipment CO ₂ e	109	—	—
Stationary Source CO ₂ e	1,846	—	—
Fugitive Emissions CO ₂ e	142	—	—
Total CO₂e	2,167	10,000	LTS

SOURCE: HIA (Appendix D).

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

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive

³⁴ California Air Resources Board (CARB). 2017. California's 2017 Climate Change Scoping Plan. Website (<https://ww3.arb.ca.gov/cc/scopingplan/scopingplan.htm>) accessed October 6, 2020.

³⁵ California Energy Commission (CEC). 2019. Building Energy Efficiency Program. Website (<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiencystandards>) accessed October 6, 2020.

³⁶ 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.

³⁷ 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.

uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~15~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 7 years of adoption. New sensitive uses that are constructed adjacent to industrial, recycling and solid waste, or vehicle-related uses would be required to implement development standards similar to those required for existing industrial uses, to protect these new sensitive uses from impacts from existing industrial uses (Title 22, Chapter 22.84, and Chapter 22.130).

Development standards for the Green Zone Districts would 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 would not differ substantially from existing conditions. The proposed program includes more stringent development standards for the facilities in these districts. This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the Green Zone Districts: (1) physical separation through buffers; (2) physical separation of sensitive receptors from M-1, M-1.5, M-2, M-2.5, and other industrial uses through barriers including walls, and landscaping. The proposed program would reduce emissions and require compliance with new and existing standards. The proposed program creates new standards for sensitive uses located adjacent to industrial uses. Additionally, the proposed program would not change the pattern or types of land uses allowed under the General Plan. In addition, the Proposed change to the land use and zoning designations would result in less intense land uses than projected in the General Plan. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. New sensitive uses that are constructed adjacent to industrial, recycling and solid waste, or vehicle-related uses would be required to implement development standards ~~similar to those required for existing industrial uses,~~ to protect these new sensitive uses from impacts from existing industrial uses (Title 22, ~~Chapter 22.84 and~~ Chapter 22.130). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The existing zoning designations currently include development standards applicable to ~~the above listed~~ sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III of the PEIR, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Title 22, Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related, in close proximity to existing industrial uses. In the case of updated standards for new sensitive uses, the implementation of the requirements of the proposed program would not differ substantially from existing conditions. This component would result in an overall reduction of direct impacts of air pollution on sensitive receptors adjacent to the industrial facilities. The proposed program would reduce emissions by requiring compliance with new and existing standards. This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the New Sensitive Uses component: (1) physical separation through buffers; (2) physical separation of sensitive receptors from M-1, M-1.5, M-2, M-2.5, and other industrial uses through barriers including walls, and landscaping. The proposed program's improvements include physical barriers and air filtrations which would result in reduce exposure of sensitive receptors to air pollutants. Air filtrations and up-to-date technologies would be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors. These air filtration systems would 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_{2.5} and PM₁₀ from adjacent industrial sites. The installation of both air filtrations and walls/fencing would result in reduced impacts of air pollutants to adjacent sensitive uses. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. The Recycling and Waste Management Revisions consists of the inclusion of permitting requirements and development standards for Specific Uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP, MCUP, or Site Plan Review would be required for all of the above uses (Chapter 22.140). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. Additionally, the Recycling and Waste Management Revisions prohibits specific uses in certain areas ~~identified in the General Plan, including SEAs, LA County Floodways, FEMA Flood Zones, High and Very High Fire Hazard Severity Zones, HMAs, and in some cases ARAs.~~ Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Operation of the facilities in compliance with the proposed program element would be improved from existing conditions and would result of a net reduction of air quality impacts in the long term. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the Recycling and Waste Management Revisions: (1) physical separation through buffers; (2) physical separation of sensitive receptors, and other industrial uses through barriers including walls, and landscaping. The proposed program would reduce air pollution and require compliance with new and existing standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). The facilities would not be located in high risk areas and would include the maintenance of existing facilities. The improvements would reduce direct exposure to sensitive uses adjacent to the placement of the recycling facilities and would not result in an increased impact of pollutants to sensitive receptors. The proper storage of materials and maintenance of facilities would ensure compliance with CALGreen building standards and would ensure the containment of stored materials at the existing facilities. Therefore, impacts to Recycling and Waste Management Revisions would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. The purpose of the Supermarket Accessory Recycling Collection Centers is to establish standards, conditions, and procedures that support and facilitate the development of recycling collection center as an accessory use to an existing supermarket (Chapter 22.140.660710), and to establish standards for enclosed rooms or storage areas for storing, collecting, and loading waste, recyclable materials, and organic materials. The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses , which is subject to discretionary approval by the County. Supermarket Accessory

Recycling Collection Centers would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the Recycling and Waste Management Revisions: (1) physical separation through buffers; (2) physical separation of sensitive receptors, and other industrial uses through barriers including walls, and landscaping. The proposed program would reduce emissions through the reduction of VMT and require compliance with new and existing energy efficiency standards. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be constructed on existing parking lots, and no new structures will be built. The maintenance of materials for storage and the recycling facilities would reduce direct impacts to adjacent sensitive uses. Operation of the supermarket recycling center revisions would reduce waste at supermarket recycling centers by implementing on-site collection of recyclable materials. The collection center requirements would not result in increased exposure of air pollutants since the improvements would not include substantial changes to existing conditions or the construction of any new buildings. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements for recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to new development and expansion of existing uses, excluding residential uses with fewer than four units. These Revisions would also require that these collection and storage areas be safely accessible by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations (Chapter 22.128). This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the Recycling and Waste Management Revisions: (1) physical separation through buffers; (2) physical separation of sensitive receptors, and other industrial uses through barriers including walls, and landscaping. The proposed program would reduce emissions and require compliance with new and existing standards. The improvements would reduce exposure of the facilities to adjacent sensitive uses. The proposed program would implement more energy efficient technologies for the organic and solid waste facilities during operation. The energy efficient technologies would be in compliance with existing regulations and would reduce air pollutant impacts from existing organic and solid waste stored at facilities. The enclosures and maintenance of existing facilities would not result in an increase of air pollutants to adjacent sensitive receptors. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

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

The proposed program involves implementation of development standards to reduce exposure of residents to emissions from industrial facilities that are typically associated with nuisance dust and odor. The proposed program would address existing dust and odor emissions from recycling and solid waste facilities by requiring property owners or operators to install air filters consisting of activated carbon filters or other filtration media capable of suppressing odor emissions, maintenance of existing facilities including the construction of buffers, enclosures, and walls to reduce odors impacts to surrounding sensitive uses.

Element 1 – Green Zone Districts

Element 1 would result in less than significant impacts to air quality in relation to resulting in emissions of dust or odors with the potential to adversely affect a substantial number of people. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ 15 of the ~~27~~ 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to ~~an SPR Ministerial Site Plan Review~~ or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 7 years of adoption. Development standards for the Green Zone Districts would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to air quality in relation nuisance dust and odor emissions.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people). Development standards for the New Sensitive Uses would include landscaping barriers, ~~enclosed buildings, fencing, and~~ solid walls, ~~signage, paving of permeable areas, and lighting~~ as measures to decrease impacts to ~~surrounding the new~~ sensitive uses from neighboring industrial uses. The implementation of development standards associated with the program would not create odors to sensitive uses. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III, construction activities associated with implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste or vehicle-related uses. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions. The implementation of development standards associated with the program would not create odors to sensitive uses. ~~In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions.~~ The implementation of development standards associated with

the program would result would create dust and odors during the construction of the proposed physical improvements, including walls and landscaping. The net reduction would result from two aspects of the New Sensitive Uses: (1) physical separation through buffers; (2) physical separation of sensitive uses from industrial uses through barriers including walls, and landscaping. Although there would 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 required by the proposed program the impact would be less than significant due to the limited area and duration required for the implementation of such improvements. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people).

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. Additionally, the Recycling and Waste Management Revisions prohibits specific uses in areas identified in the General Plan; ~~including HMAs, SEAs, VHFHSZs, and in some cases ARAs.~~ Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The implementation of development standards associated with the program would not increase odors to sensitive uses. The implementation of enclosures, air filtration, and buffers would reduce the odors emitted by the facilities. The solid walls and enclosures would result in the reduction of odors from the collection facilities. The requirements for the storage of materials, cleaning, and maintenance would reduce odors. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. The implementation of development standards associated with the program would result would create dust and odors during the construction of the proposed physical improvements, including walls and landscaping. The net reduction would result from two aspects of the Recycling and Waste Management Revisions: (1) physical separation through buffers; (2) physical separation of sensitive uses from industrial uses through barriers including walls, and landscaping. Although there would be the potential to generate dust and odors from ground-disturbing activities and the use of heavy equipment using diesel fuel, the impact would be less than significant due to the limited area and duration required for the construction of such improvements. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions. Composting operations would be an allowable use. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people).

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people). The Revisions also require that the area be safely accessible by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations (Chapter 22.128). The implementation of development standards associated with the program would result would create dust and odors during the construction of the proposed physical improvements, including walls and landscaping. The net reduction would result from two aspects of the Storage Enclosures for Recycling and Solid Waste Revisions: (1) physical separation through buffers; (2) physical separation of sensitive uses from industrial uses through barriers including walls, and landscaping. Although there would be the potential to generate dust and odors from ground-disturbing activities and the use of heavy equipment using diesel fuel, the impact would be less than significant due to the limited area and duration required for the implementation of such improvements. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions. Composting operations would be an allowable use. The revisions would add additional requirements for

recycling and solid waste enclosures, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, which would apply to all new development and expansion of existing uses, excluding residential uses with fewer than four units. The implementation of enclosures and maintenance of the existing collection facilities would not result in an increase in odors. The construction of solid walls and enclosures would not result in an increase of odors from the collection facilities. The requirements for the storage of materials, cleaning, and maintenance would result in reduced odors. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people).

5. CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method No. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, this PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, this PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger Los Angeles County region surrounding it.

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)?

The proposed program would not be expected to contribute to cumulative impacts in relation to conflict with applicable air quality management plans. Less than significant impacts would occur to applicable air quality management plans as a result of the proposed program. In addition, the proposed program is consistent with the applicable AQMP because it would allow the same types and patterns of land uses at a lower intensity/density than was envisioned in those plans. Thus, the proposed program would be consistent with the AQMP population, housing and employment forecasts. With regard to cumulative short term construction impacts, an estimated maximum of 43 permits could be issued and developed per year. However, based on the development pattern of industrial uses in the past 20 years, it is unlikely that 43 development projects would be developed at the same time and in close proximity of each other such that their construction emissions would overlap and be collectively significant. While the proposed program will contribute to a short-term cumulative impact to applicable air quality management plans, these impacts are expected to be less than significant because the program requires improvements that would result in a net benefit for the reduction of net emissions over time.

Impact 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?

Less than significant impacts would occur to ambient air quality as a result of the proposed program. With regard to a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment, an estimated maximum of 43 permits could be issued and developed per year. However, based on the development pattern of industrial uses in the past 20 years, it is unlikely that 43 development projects would be developed at the same time and in close proximity of each other such that their construction emissions would overlap and be collectively significant. While the proposed program will

contribute to a short-term cumulative impact to ambient air quality, these impacts are expected to be less than significant because the program requires improvements that result in a net benefit for the reduction of criteria pollutants.

Impact A-3 Expose sensitive receptors to substantial pollutant concentrations?

Less than significant impacts would occur to sensitive receptors as a result of the proposed program. While the proposed program will contribute to a short-term cumulative impact to sensitive receptors, these impacts are expected to be less than significant because the program requires improvements that reduce long-term net emissions, and criteria pollutants that adversely affect sensitive receptors.

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

Less than significant impacts would occur to odors as a result of the proposed program. With regard to a cumulatively considerable net increase of other emissions or odors, an estimated maximum of 43 permits could be issued and developed per year. However, based on the development pattern of industrial uses in the past 20 years, it is unlikely that 43 development projects would be developed at the same time and in close proximity of each other such that their construction emissions would overlap and be collectively significant. While the proposed program will contribute to a short-term cumulative impact to odors, these impacts are expected to be less than significant because the program requires improvements that result in a net benefit for the reduction of nuisance odors or other emissions over time.

6. MITIGATION MEASURES

Impacts to air quality would be less than significant, and no mitigation would be required.

7. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts to air quality would be less than significant, and no mitigation would be required.

IV. ENVIRONMENTAL IMPACT ANALYSIS

B. BIOLOGICAL RESOURCES

1. INTRODUCTION

This analysis is undertaken to determine if the Green Zones Program (proposed program) may have a significant impact to biological resources in accordance with the State California Environmental Quality Act (CEQA) Guidelines.¹ The goal of the analysis is to identify the potential for significant impacts and assess the feasibility of mitigation measures to avoid or minimize significant impacts related to biological resources to a less than significant level. This analysis of biological resources has been prepared as an information disclosure document for the public, stakeholders, and other agencies, and to support the County of Los Angeles (County), in their capacity as the Lead Agency pursuant to CEQA. As identified through the scoping process, the County has the sole discretionary land use with respect the proposed program and would use this Program Environmental Impact Report (PEIR) to inform their decision-making process. However, the California Department of Fish and Wildlife (CDFW), in a letter of comment on the Notice of Preparation (NOP) during the scoping period, identified several opportunities for reducing the potential conflicts between land uses that would be regulated by the Green Zones Program and resources that are protected under Section 2081 of the California Endangered Species Act on the subject properties and adjacent properties (see Appendix C, *NOP and Comments on NOP*), CDFW recommended the incorporation of setbacks, planting native plants, and creating a landscaping plant palette to avoid and potentially reduce the impacts of landscaping on sensitive plants, wildlife and habitats. The analysis provided in this section of the PEIR makes clear that the Green Zones Program does not exempt applicants from their responsibility to obtain applicable permits under the oversight authority of the CDFW. The scope of the analysis evaluates the four elements of the Green Zones program that could result in impacts to biological resources as defined in the County CEQA Guidelines and County of Los Angeles Department of Regional Planning Environmental Checklist Form. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated through a query of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database,² CDFW California Natural Diversity Database (CNDDDB),³ the California Native Plant Society (CNPS) Electronic Inventory,⁴ Conservation and Natural Resources Elements of the Los Angeles County General Plan 2035,⁵ and a review of published and unpublished literature germane to biological resources potentially affected by the proposed program. To fully analyze the potential for impacts to biological resources caused by the Green Zones Program, an analysis was undertaken using a variety of methods:

- A review of published literature and both county and local plans to characterize baseline conditions
- Geographic information systems (GIS) to determine program element boundaries and their relation to recorded biological resources
- GIS to analyze and review historic permitting data to identify the rate at which parcels subject to the Green Zones Program would receive permits
- The Los Angeles Almanac to model the County growth rate
- The potential for parcels to have biological resources in relation to the anticipated number of parcels that would be developed under the Green Zones Program
- For each resource category, the efficacy of the existing laws and regulations to fully compensate for impacts that would be the result of Green Zones Program improvements was taken into consideration

The PEIR also includes a list of commonly used abbreviations, acronyms, and working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

¹ California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² U.S. Fish and Wildlife Service. 2020. Environmental Conservation Online System: Information for Planning and Conservation. Available at: <https://ecos.fws.gov/ipac/>

³ California Department of Fish and Wildlife. 2016. Rarefind 5: California Natural Diversity Database.

⁴ California Native Plant Society. 2020. CNPS Electronic Inventory. Accessed 10 March 2020. Available at: www.cnps.org

⁵ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

2. ENVIRONMENTAL SETTING

A. REGULATORY FRAMEWORK

(1) Federal

Endangered Species Act (ESA)

The 1973 ESA (16 U.S. Code [USC] 1531–1544) defines listed species as “endangered” or “threatened” and provides regulatory protection for listed species. The federal ESA provides a program for conservation and recovery of threatened and endangered species; it also ensures the conservation of designated critical habitat that the USFWS has determined is required for the survival and recovery of these listed species. Section 9 of the federal ESA prohibits the “take” of species listed by USFWS as threatened or endangered. *Take* is defined as follows: “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in such conduct.” In recognition that take cannot always be avoided, Section 10(a) of the federal ESA includes provisions for take that is incidental to, but not the purpose of, otherwise lawful activities. Section 10(a)(1)(B) permits (incidental take permits) may be issued if take is incidental and does not jeopardize the survival and recovery of the species. As defined in the federal ESA, individuals, organizations, states, local governments, and other non-federal entities are affected by the designation of critical habitat only if their actions occur on federal lands; require a federal permit, license, or other authorization; or involve federal funding.

Migratory Bird Treaty Act (MBTA)

The MBTA of 1918 (16 USC 703-712), as amended, provides for federal protection of all migratory bird species and does not include provisions for authorized take.⁶ Under the MBTA, it is unlawful to pursue, hunt, take, capture, kill, or sell birds, their active nests, eggs, parts, and so forth. Nesting birds and the nest contents within the project area are afforded protection during the breeding season (February 15–September 1) pursuant to the MBTA. Nonfederal contractors are required to obtain a depredation permit from the USFWS prior to removal or disturbance of nesting birds.

Clean Water Act (CWA) Section 401

Section 401 of the federal CWA is administered by the State Water Resources Control Board and the Regional Water Quality Control Boards (RWQCBs). The RWQCBs also assert authority over waters of the State under waste discharge requirements pursuant to the Porter-Cologne Act. Section 401 requires that prior to any federal permit or license, any activity, including river or stream crossings during road, pipeline, or transmission line construction, which may result in discharges into waters of the United States, must be certified by the applicable RWQCB, in this instance the Los Angeles RWQCB. This certification ensures that the proposed activity does not violate state and/or federal water quality standards.

Clean Water Act Section 404

Section 404 of the federal Clean Water Act, which is administered by the U.S. Army Corps of Engineers (USACE), regulates the discharge of dredged and fill material into waters of the United States, which include surface waters such as navigable waters and their tributaries, all interstate waters and their tributaries, natural lakes, all wetlands adjacent to other waters, and all impoundments of these waters. USACE has established a series of nationwide permits that authorize certain activities in waters of the United States, provided that a proposed activity can demonstrate compliance with standard conditions. Projects that result in the loss of less than the acreage specified by the applicable nationwide permit can normally be conducted pursuant to one of the nationwide permits, if consistent with the standard permit conditions. If the conditions of a nationwide permit cannot be met, or the project results in more than minimal adverse environmental impact, an individual permit may be required.

⁶ Migratory Bird Treaty Act, 50 § § FR 13710 (Apr. 5, 1985).

Bald and Golden Eagle Protection Act (BGEPA)

The purpose of the federal BGEPA (16 USC 668-668c, as amended) that is administered by the USFWS protects bald and golden eagles, their nests, eggs, and parts. The BGEPA states that no person shall take, possess, sell, purchase, barter, offer for sale, purchase or barter, transport, export, or import any bald or golden eagle alive or dead, or any part, nest, or egg without a valid permit to do so. The BGEPA prohibits the “take” of bald and golden eagles unless pursuant to regulations. Take is defined by the BGEPA as an action “to pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest, or disturb.”

In addition to immediate impacts, this definition covers impacts that result from human-caused alterations initiated around a previously used nest site during a time when eagles were not present. Permits are issued to Native Americans to possess eagle feathers for religious purposes, and salvaged eagle carcasses can be sent to the National Eagle Repository in Colorado, where they are redistributed to Native Americans. Although the bald eagle was removed from the Endangered Species List in June 2007, it is still federally protected under the BGEPA and MBTA described above. In addition, the National Bald Eagle Management Guidelines were published in conjunction with delisting by the USFWS in May 2007 to provide provisions to continue to protect bald eagles from harmful actions and impacts.

Under the BGEPA, a final rule was published in May 2008 in the Federal Register that proposed authorization for take of bald eagles for those with existing authorization under the federal ESA where the bald eagle is covered in a Habitat Conservation Plan (HCP) or the golden eagle is covered as a non-listed species. The final rule also established a new permit category to provide expedited permits to entities authorized to take bald eagles through Section 7 Incidental Take Permits.

Wetlands – Executive Order Number 11990

Executive Order (EO) 11990 was issued in May 1977, as a furtherance of the National Environmental Policy Act (NEPA) providing protection of wetlands. Pursuant to the EO, all new construction should be designed to the greatest extent possible to avoid long- and short-term adverse impacts that would lead to the destruction or the modification of wetlands, in order to preserve and enhance the natural and beneficial values of wetlands. Federal agencies, such as the Federal Highway Administration (FHWA), cannot undertake or provide assistance for new construction located in wetlands unless the head of the agency finds that: (1) there is no practicable alternative to the construction and (2) the proposed project includes all practicable measures to minimize harm.

Invasive Species – EO Number 13112

This EO was signed by President Clinton on February 3, 1999. It serves to prevent activities that may promote the introduction and spread of invasive species. The order states that federal agencies whose actions “may affect the status of invasive species shall ... use relevant programs and authorities to ... prevent the introduction of invasive species ... detect and respond rapidly to and control populations of such species in a cost-effective and environmentally sound manner...monitor invasive species populations accurately and reliably ... provide for restoration of native species and habitat conditions in ecosystems that have been invaded.” In order to implement EO 13112, the FHWA has established guidance to prevent the introduction and spread, and promote the control, of invasive plant species on highway rights-of-way. Under EO 13112, federal agencies are prohibited from authorizing, funding, or carrying out actions that are likely to promote or result in the introduction or spread of invasive species unless all feasible measures to minimize the impacts have been analyzed and considered.

(2) State

Sections 1600–1603 of the Fish and Game Code

All diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake in California are subject to the regulatory authority of the CDFW pursuant to Sections 1600 through 1603 of the California Fish and Game Code and require preparation of a Lake or Streambed Alteration Agreement. Pursuant to the Code, a stream is defined as a body of water that flows at least periodically, or intermittently, through a bed or channel having banks and supporting fish or other aquatic life. Based on this definition, a watercourse with surface or subsurface flows that support or have supported riparian vegetation is a stream and is subject to CDFW jurisdiction. Altered or artificial waterways valuable to fish and wildlife are subject to CDFW jurisdiction. The CDFW must be contacted for a Lake or Streambed Alteration Agreement for any project that may impact a streambed or wetland. The CDFW has maintained a “no net loss” policy regarding potential impact and has required replacement of lost habitats on at least an acre-for-acre ratio.

Sections 1900–1913 of the Fish and Game Code- Native Plant Protection Act

The Native Plant Protection Act includes measures to preserve, protect, and enhance rare and endangered native plants. The list of native plants afforded protection pursuant to the Native Plant Protection Act includes those listed as rare and endangered under the California ESA. The Native Plant Protection Act provides limitations that no person would import into this state—or take, possess, or sell within the State of California—any rare or endangered native plant, except in compliance with provisions of the act. Where individual landowners have been notified by the CDFW that rare or native plants are growing on their land, the landowners are required to notify the CDFW at least 10 days in advance of changing land uses to allow the CDFW to salvage any rare or endangered native plant material.

Sections 2080 and 2081 of the Fish and Game Code —California ESA

The California ESA (California Fish and Game Code §§ 2050 et seq.) prohibits the take of listed species, except as otherwise provided in state law. The take for the California ESA is defined as it is in the federal ESA; however, unlike the federal ESA, the California ESA also applies the take prohibitions to species petitioned for listing as state candidates rather than only those listed species. State lead agencies are required to consult with the CDFW to ensure that any actions undertaken by the lead agency are not likely to jeopardize the continued existence of any state-listed species or result in destruction or degradation of required habitat. CDFW is authorized to enter into Memoranda of Understanding with individuals, public agencies, universities, zoological gardens, and scientific or educational institutions to import, export, take, or possess listed species for scientific, educational, or management purposes. Permits for incidental take of species protected pursuant to the California ESA are available under certain circumstances as described in Sections 2080 and 2081 of the California Fish and Game Code described below.

Section 2080 states, “No person shall import into this state [California], export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission [State Fish and Game Commission] determines to be an endangered species or threatened species, or attempt any of those acts, except as otherwise provided in this chapter, or the Native Plant Protection Act, or the California Desert Native Plants Act.”

Section 2081 states that CDFW may authorize individuals or public agencies to import, export, take, or possess, any state-listed endangered, threatened, or candidate species. These otherwise prohibited acts may be authorized through permits or Memoranda of Understanding as follows: (1) if the take is incidental to an otherwise lawful activity, (2) if impacts of the authorized take are minimized and fully mitigated, (3) if the permit is consistent with any regulations adopted pursuant to any recovery plan for the species, and (4) if the applicant ensures adequate funding to implement the measures required by CDFW. CDFW shall make this determination based on available scientific information and shall include consideration of the ability of the species to survive and reproduce.

Sections 3503 and 3503.3 of the Fish and Game Code

Sections 3503 and 3503.5 of the California Fish and Game Code provide regulatory protection to resident and migratory birds and all birds of prey within the state of California, including the prohibition of the taking of nests and eggs, unless otherwise provided for by the Fish and Game Code. Specifically, these sections of the Fish and Game Code make it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code.

Section 3511 of the Fish and Game Code

The State of California classifies certain animals as “Fully Protected.” This classification was the state’s initial effort in the 1960s to identify and provide additional protection to certain species that were rare or faced possible extinction. Lists were made for fish, mammals, amphibians and reptiles, birds, and mammals. Most of the species on these lists have subsequently been listed under the state and/or federal ESAs. Sections 3511, 4700, 5050 and 5515 of the Fish and Game Code state that Fully Protected species (birds, mammals, fish, reptiles, amphibians) or parts thereof may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

Section 4150 of the Fish and Game Code

Section 4150 of the California Fish and Game Code states that “All mammals occurring naturally in California which are not game mammals, fully protected mammals, or fur-bearing mammals, are nongame mammals. Nongame mammals or parts thereof may not be taken or possessed except as provided in this code or in accordance with regulations adopted by the commission.”

State of California Code of Regulations, Sections 250 and 251.1

Section 250 of the California Code of Regulations states that “Except as otherwise authorized in these regulations or in the Fish and Game Code, resident game birds, game mammals and furbearing mammals may not be taken at any time.” Section 251.1 of the California Code of Regulations states that “Except as otherwise authorized in these regulations or in the Fish and Game Code, no person shall harass, herd or drive any game or nongame bird or mammal or furbearing mammal. For the purposes of this section, harass is defined as an intentional act which disrupts an animal's normal behavior patterns, which includes, but is not limited to, breeding, feeding, or sheltering. This section does not apply to a landowner or tenant who drives or herds birds or mammals for the purpose of preventing damage to private or public property, including aquaculture and agriculture crops.” Activities that result in the take or harassment of a nongame mammal may also be considered in violation of this code.

CDFW Species of Special Concern

CDFW defines a Species of Special Concern (SSC) as a species, subspecies, or distinct population of an animal (bird, mammal, fish, reptile, and amphibian) native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria:

- Is extirpated from the state or, in the case of birds, in its primary seasonal or breeding role
- Is listed as federally-, but not state-, threatened or endangered
- Meets the State definition of threatened or endangered but has not formally been listed
- Is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status
- Has naturally small populations exhibiting high susceptibility to risk from any factor(s) that if realized could lead to declines that would qualify it for state threatened or endangered status

“Species of Special Concern” is an administrative designation and carries no formal legal status; however, SSCs should be considered during the environmental review process. CEQA requires state agencies, local governments, and special districts to evaluate and disclose impacts from “projects” in the state of California. Section 15380 of the CEQA Guidelines clearly indicates that SSCs should be included in an analysis of project impacts if they can be shown to meet the criteria of sensitivity outlined therein.

(3) Regional

County Municipal Code Title 22, Section 22.56.215 – Significant Ecological Areas (SEAs)

Title 22, Section 22.56.215 of the County Municipal Code regulates development within SEAs. Conditional use permits are required prior to granting a building permit or grading permit within an SEA and must be approved to allow development within SEAs, subject to review by the Significant Ecological Areas Technical Advisory Committee (SEATAC) and a public hearing.

County Municipal Code Title 22, Chapter 22.44, Part 6 – Sensitive Environmental Resource Areas

Sensitive Environmental Resource Areas (SERAs) are located within the Santa Monica Mountains Coastal Zone area only. SERAs contain biological resources that, because of their special characteristics and/or vulnerability, require greater protection, and development in a SERA requires a heightened level of review to ensure that protection. Projects in a SERA are subject to review by the County Department of Regional Planning Environmental Review Board.

County Municipal Code Sections 22.56.2050–22.56.2260 – Oak Tree Ordinance

The County Oak Tree Ordinance requires a permit prior to the cutting, removing, destroying, relocating, inflicting damage on, or encroaching into a protected zone of any tree within the oak genus. The Ordinance regulates only oak trees (genus *Quercus*) located within unincorporated areas of Los Angeles County. In addition, the circumference of an oak tree with one trunk must be 25 inches (8 inches in diameter) or more. For oak trees with multiple trunks, any two trunks must have a circumference of 38 inches (12 inches in diameter) or more. Measurements must be recorded at 4.5 feet above mean natural grade.

County General Plan 2035

The Conservation and Natural Resources Element of the County General Plan 2035 has established two goals and 12 policies related to biological resources:⁷

Goal C/NR 3: Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrubs, and Significant Ecological Areas (SEAs).

- Policy C/NR 3.1: Conserve and enhance the ecological function of diverse natural habitats and biological resources.
- Policy C/NR 3.2: Create and administer innovative County programs incentivizing the permanent dedication of SEAs and other important biological resources as open space areas.
- Policy C/NR 3.3: Restore upland communities and significant riparian resources, such as degraded streams, rivers, and wetlands to maintain ecological function—acknowledging the importance of incrementally restoring ecosystem values when complete restoration is not feasible.
- Policy C/NR 3.4: Conserve and sustainably manage forests and woodlands.
- Policy C/NR 3.5: Ensure compatibility of development in the National Forests in conjunction with the USFS Land and Resource Management Plan.
- Policy C/NR 3.6: Assist state and federal agencies and other agencies, as appropriate, with the preservation of special status species and their associated habitat and wildlife movement corridors through the administration of the SEAs and other programs.
- Policy C/NR 3.7: Participate in inter-jurisdictional collaborative strategies that protect biological resources. Site Sensitive Design
- Policy C/NR 3.8: Discourage development in areas with identified significant biological resources, such as SEAs.
- Policy C/NR 3.9: Is considered in the design of a project that is located within an SEA.
- Policy C/NR 3.10: Require environmentally superior mitigation for unavoidable impacts on biologically sensitive areas, and permanently preserve mitigation sites.
- Policy C/NR 3.11: Discourage development in riparian habitats, streambeds, wetlands, and other native woodlands in order to maintain and support their preservation in a natural state, unaltered by grading, fill, or diversion activities.

Goal C/NR 4: Conserved and sustainably managed woodlands.

- Policy C/NR 4.1: Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands.

2012 Santa Clarita Valley Area Plan

All parcels located within the Santa Clarita Valley are situated within the 2012 Santa Clarita Valley Area Plan, a component of the Los Angeles County General Plan. The 2012 Santa Clarita Valley Area Plan has a Conservation and Open Space Element that covers biological resources. There are seven objectives and 32 policies related to Biological Resources, of which four objectives and eight policies are relevant directly to the consideration of the proposed initiative:

⁷ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

- **Objective CO-3.2:** Identify and protect areas which have exceptional biological resource value due to a specific type of vegetation, habitat, ecosystem, or location.
 - Policy CO-3.2.1: Protect wetlands from development impacts, with the goal of achieving no net loss (or functional reduction) of jurisdictional wetlands within the planning area.
 - Policy CO-3.2.2: Ensure that development is located and designed to protect oak and other significant indigenous woodlands. (Guiding Principle #9)
 - Policy CO-3.2.3: Ensure protection of any endangered or threatened species or habitat, in conformance with State and federal laws.
 - Policy CO-3.2.4: Protect biological resources in the designated Significant Ecological Areas (SEAs) through the siting and design of development which is highly compatible with the SEA resources. Specific development standards shall be identified to control the types of land use, density, building location and size, roadways and other infrastructure, landscape, drainage, and other elements to assure the protection of the critical and important plant and animal habitats of each SEA. In general, the principle shall be to minimize the intrusion and impacts of development in these areas with sufficient controls to adequately protect the resources. (Guiding Principle #10)
- **Objective CO-3.3:** Protect significant wildlife corridors from encroachment by development that would hinder or obstruct wildlife movement.
 - Policy CO-3.3.1: Protect the banks and adjacent riparian habitat along the Santa Clara River and its tributaries, to provide wildlife corridors.
 - Policy CO-3.3.3: Identify and protect one or more designated wildlife corridors linking the Los Padres and Angeles National Forests through the Santa Clarita Valley (the San Gabriel-Castaic connection).
- **Objective CO-3.5:** Maintain, enhance, and manage the urban forest throughout developed portions of the Santa Clarita Valley to provide habitat, reduce energy consumption, and create a more livable environment.
 - Policy CO-3.5.3: Pursuant to the requirements of the Zoning Ordinance, protect heritage oak trees that, due to their size and condition, are deemed to have exceptional value to the community.
- **Objective CO-3.6:** Minimize impacts of human activity and the built environment on natural plant and wildlife communities.
 - Policy CO-3.6.5: Ensure revegetation of graded areas and slopes adjacent to natural open space areas with native plants (consistent with fire prevention requirements).

2015 Antelope Valley Area Plan – Town & Country

The Antelope Valley Area Plan – Town & Country (Antelope Valley Area Plan) was approved by the County Board of Supervisors on November 12, 2014, and adopted on June 16, 2015.⁸ The Antelope Valley Area Plan, a component of the Los Angeles County General Plan, provides planning policies for approximately 1,800 square miles of elevated desert terrain bounded by the southern foothills of the San Gabriel Mountains on the south, Kern County to the north, and extending from the eastern border of the community of Agua Dulce and the Ventura County line on the west to the San Bernardino County line on the east, including 94.8 percent of the parcels that would be potentially affected by the proposed initiative.⁹ The Antelope Valley Area Plan has one goal and 10 policies related to biological resources, seven of which are relevant directly to the consideration of the proposed initiative:

⁸ County of Los Angeles Department of Regional Planning. 2015. Town & Country: Latest News. Available at: <http://planning.lacounty.gov/tnc>

⁹ County of Los Angeles Department of Regional Planning. 2015. Antelope Valley Area Plan – Town & Country: A Component of the Los Angeles County General Plan. Available at: <http://planning.lacounty.gov/tnc>

- **Goal COS 4:** Sensitive habitats and species are protected to promote biodiversity.
 - Policy COS 4.1: Direct the majority of the unincorporated Antelope Valley’s future growth to rural town centers and economic opportunity areas, minimizing the potential for habitat loss and negative impacts in Significant Ecological Areas.
 - Policy COS 4.2: Limit the amount of potential development in Significant Ecological Areas, including the Joshua Tree Woodlands, wildlife corridors, and other sensitive habitat areas, through appropriate land use designations with very low residential densities
 - Policy COS 4.3: Require new development in Significant Ecological Areas to comply with applicable Zoning Code requirements, ensuring that development occurs on the most environmentally suitable portions of the land.
 - Policy COS 4.4: Require new development in Significant Ecological Areas, to consider the following in design of the project, to the greatest extent feasible:
 - Preservation of biologically valuable habitats, species, wildlife corridors and linkages;
 - Protection of sensitive resources on the site within open space;
 - Protection of water sources from hydromodification in order to maintain the ecological function of riparian habitats;
 - Placement of development in the least biologically sensitive areas on the site, prioritizing the preservation or avoidance of the most sensitive biological resources onsite;
 - Design of required open spaces to retain contiguous undisturbed open space that preserves the most sensitive biological resources onsite and/or serves to maintain connectivity;
 - Maintenance of watershed connectivity by capturing, treating, retaining and/or infiltrating storm water flows on site; and
 - Consideration of the continuity of onsite open space with adjacent open space in project design.
 - Policy COS 4.5: Subject to local, state or federal laws, require new development to provide adequate buffers from preserves, sanctuaries, habitat areas, wildlife corridors, State Parks, and National Forest lands, except within Economic Opportunity Areas.
 - Policy COS 4.6: Encourage connections between natural open space areas to allow for wildlife movement.
 - Policy COS 4.7: Restrict fencing in wildlife corridors. Where fencing is necessary for privacy or safety, require appropriate development standards that maximize opportunities for wildlife movement.

The Oak Woodlands Conservation Management Plan Guide

- The Oak Woodlands Conservation Management Plan Guide was prepared by the County Oak Woodlands Strategic Alliance on March 18, 2014. The Guide implements portions of the Oak Woodlands Conservation Management Plan and is a resource for assisting County staff when processing development applications that are not exempt from CEQA and may impact oak woodlands. The Guide includes definitions, application procedures, case processing, project mitigation and mitigation monitoring.

B. EXISTING CONDITIONS

This section provides the environmental setting for sensitive biological resources within the boundaries of the Green Zones Program, which encompasses ~~134,564~~ 134,576 land parcels in the county the of Los Angeles. This vast area includes millions of acres of open space and recreational land as well as large amounts of farmland and developed areas. Los Angeles County is composed of a complex pattern of land uses that may contain sensitive biological resources including residential, commercial/office, industrial, institutional, agricultural, and open space land uses. The County includes a rich assemblage of biological resources supported by a variety of elevation, landform, soil and rock types, and climate zones. This varied landscape contains a high diversity and abundance of species, including relatively recently-evolved species and localized habitats with species that occur only in Southern California. This section includes information on the following baseline conditions: special-status species and associated critical habitat, state-sensitive and riparian plant communities, federally protected wetlands and waterways, migratory corridors and nursery sites for native Southern California wildlife, local policies and ordinances, and Habitat Conservation Plans and Natural Community Conservation Plans.

USFWS and CDFW Listed, Candidate, Sensitive, or Special Status Species

A query of the CNDDDB resulted in 32 federally listed threatened or endangered and 10 State-listed rare, threatened, or endangered species whose historic range includes the areas associated with the County land use zoning designation revisions (Table IV.B-1, *Listed Species Whose Range Includes the Zoning Designation with Revision Area*). Of the 32 federally listed species, designated or proposed critical habitat for 13 species overlaps with the Zoning Designation with Revision Area (Table IV.B-2, *Acres of Critical Habitat inside Zoning Designation with Revisions Area*; Figure IV.B-1, *Critical Habitat*). A further 138 sensitive species recognized by the USFWS as species of concern, by the CDFW as California species of special concern, by the Bureau of Land Management, by the United States Forest Service, or by the Western Bat Working Group also have historical records of occurring within the boundaries of the proposed program (Table IV.B-3, *Sensitive Species Whose Range Includes the Zoning Designation with Revision Area*). An incidental take permit under Section 10 of the federal ESA or Section 2081 of the California Fish and Game Code may need to be obtained if the project would affect designated critical habitat, or suitable or occupied habitat of a species afforded protection.

**TABLE IV.B-1
LISTED SPECIES WHOSE RANGE INCLUDES
THE ZONING DESIGNATION WITH REVISION AREA**

	Plants	Amphibians	Reptiles	Birds	Mammals	Fish	Invertebrates
Number of federally listed species	13	3	1	6	1	5	3
Number of state listed species	2	1	0	5	2	0	0

**TABLE IV.B-2
ACRES OF CRITICAL HABITAT INSIDE ZONING DESIGNATION WITH REVISION AREA**

Species	Zoning Designation with Revision Area (acres)
Arroyo toad	4,666.68
Braunton's milk-vetch	194.60
California condor	7,789.88
California red-legged frog	7,759.31
Coastal California gnatcatcher	18,193.57
Desert tortoise	36,020.15
Least Bell's vireo	2,547.89
Lyon's pentachaeta	445.30
Mountain yellow-legged frog	4,485.04
Santa Ana sucker	1,298.43
Southwestern willow flycatcher	1,375.32
Spreading navarretia	120.56
Tidewater goby	13.78
Total	84,910.52

**TABLE IV.B-3
OTHER SENSITIVE SPECIES WHOSE RANGE INCLUDES
THE ZONING DESIGNATION WITH REVISION AREA**

	Plants	Amphibians	Reptiles	Birds	Mammal	Fish	Invertebrates
Number of State and Federal Sensitive Species	68	5	9	19	26	2	9

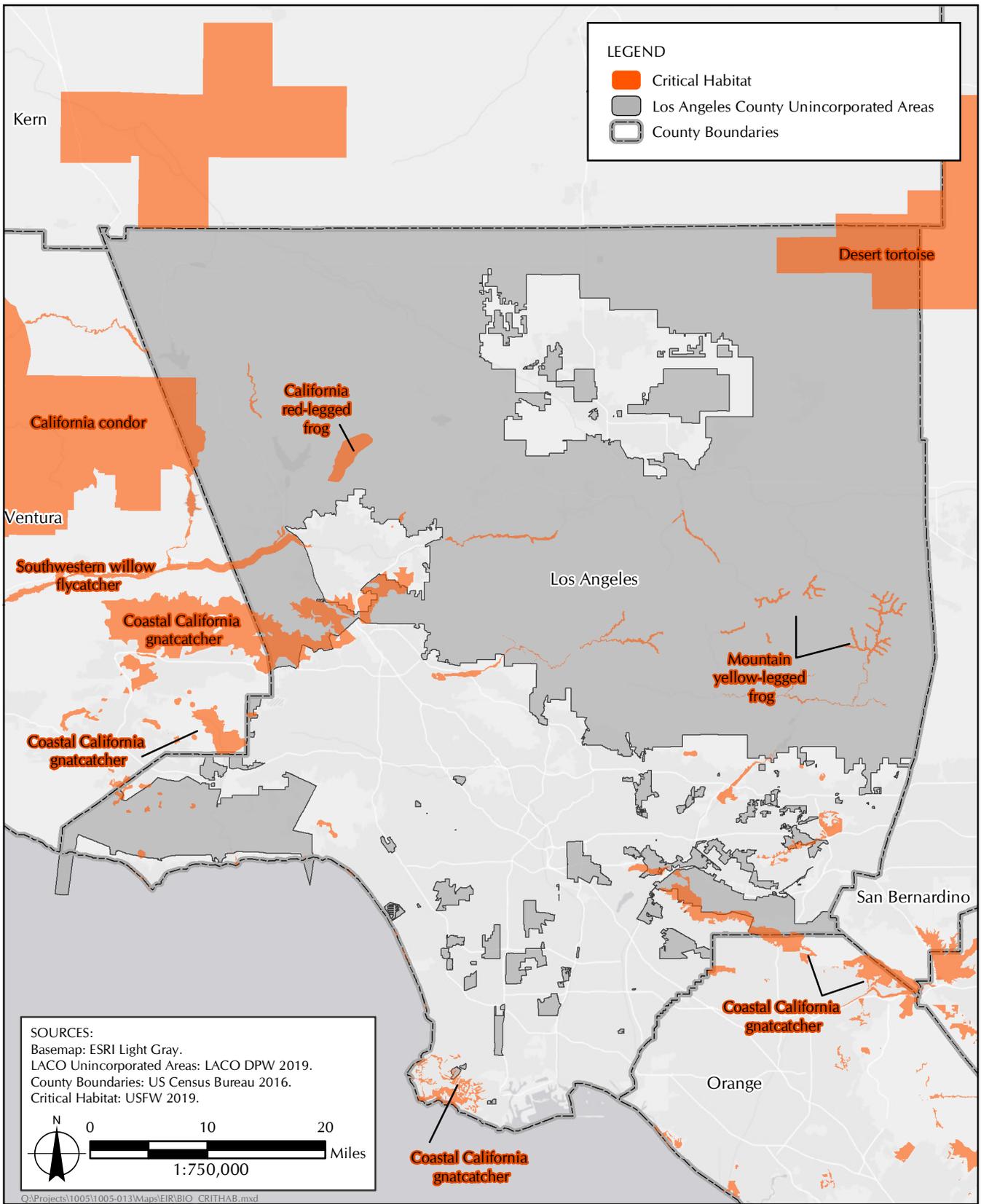


FIGURE IV.B-1
Critical Habitat

Sensitive Natural Communities

The boundaries of the proposed program overlap with roughly 62,000 acres of state or federally designated natural communities, such as Mojave riparian forest and California walnut woodlands (Table IV.B-4, *Acres of State-Designated Sensitive Habitats in the Zoning Designation with Revision Area Threshold of Significance*). Due to the high levels of disturbance and human activity, it is unlikely that any of these sensitive communities be directly present at the facilities that the proposed program pertains to. However, these communities do have the potential to be located nearby and could be either indirectly or directly affected by the alterations to the landscape. Compliance with Section 1600 of the State Fish and Game Code, U.S. Forest Service (USFS) Land Management Plan, implementing regulations for the USFWS; CDFW; and other related federal, state, and local regulations, would require permitting and associated avoidance and minimization measures that would ensure continued existence of all sensitive natural communities.

**TABLE IV.B-4
ACRES OF STATE-DESIGNATED SENSITIVE HABITATS IN
THE ZONING DESIGNATION WITH REVISION AREA**

Habitat Type	Zoning Designation with Revision Area (acres)
California walnut woodland	2,234.89
Canyon live oak ravine forest	4,776.24
Mainland cherry forest	72.98
Mojave riparian forest	947.62
Riversidian alluvial fan sage scrub	564.65
Southern coast live oak riparian forest	5,259.65
Southern cottonwood willow riparian forest	6,283.14
Southern mixed riparian forest	1,725.01
Southern riparian forest	98.46
Southern riparian scrub	2,640.78
Southern sycamore alder riparian woodland	29,882.26
Southern willow scrub	1,370.36
Valley oak woodland	6,580.99
Total	62,437.04

State or Federally Protected Wetlands

The boundaries of the proposed program overlap with nearly 50,000 acres of either state or federally protected wetlands (Table IV.B-5, *Wetland Habitats in the Zoning Designation with Revision Area*). Given that the proposed program generally pertains to facilities in areas that are already highly urbanized and disturbed it is unlikely that any federally protected wetland would occur within the boundaries of proposed program, as generally the revisions apply to previously developed areas. To ensure the prolonged health and existence of all wetlands, obtaining the necessary permits in compliance with Section 1600 of the State Fish and Game Code, Section 401 and 404 of the CWA, implementing regulations for the USFWS, the RWQCB, USACE, CDFW; and other related federal, state, and local regulations, would be required.

**TABLE IV.B-5
WETLAND HABITATS IN THE ZONING DESIGNATION WITHIN REVISION AREAS**

Habitat Type	Zoning Designation with Revision Area (acres)
Estuarine and marine deepwater	371.44
Estuarine and marine wetland	32.99
Freshwater emergent wetland	1,378.59
Freshwater forested/shrub wetland	7,877.48
Freshwater pond	4,697.59
Lake	17,848.53
Riverine	18,033.74
Total	50,240.37

Wildlife Corridors and Wildlife Nursery Sites

Multiple SEAs overlap the boundaries of the Zoning Designation with Revision Area (Figure IV.B-2, *Significant Ecological Areas*; Table IV.B-6, *Acres of SEA inside Zoning Designation with Revision Area*). However, within these SEAs, the proposed program is generally limited to only highly modified areas throughout the unincorporated areas of the County. None of these areas would be expected to funnel wildlife through the area; nor is there any contiguous natural habitat through which wildlife would be expected to move.

**TABLE IV.B-6
ACRES OF SEA INSIDE ZONING DESIGNATION WITH REVISION AREA**

SEA	Zoning Designation with Revision Area (number of parcels)
Altadena Foothills and Arroyos	6,429.26
Antelope Valley	175,377.66
Ballona Wetlands	0.01
Cruzan Mesa Vernal Pools	238.32
East San Gabriel Valley	82.13
Harbor Lake Regional Park	7.15
Joshua Tree Woodlands	5,306.57
Malibu Coastline	4.61
Puente Hills	7,594.26
Rio Hondo College Wildlife Sanctuary	81.41
San Andreas	90,088.24
San Dimas Canyon/San Antonio Wash	3,602.81
San Gabriel Canyon	14,767.09
Santa Clara River	36,538.15
Santa Felicia	9,652.22
Santa Monica Mountains	57,210.97
Santa Susana Mountains/Simi Hills	24,518.53
Valley Oaks Savannah	157.15
Total	431,656.53

Oak Woodlands

The boundaries of the proposed program overlap with roughly 62,000 acres of state or federally designated natural communities, which includes unique native woodlands (Table IV.B-4). Due to the high levels of disturbance and human activity, it is unlikely that any of these woodlands would be directly present at the facilities affected by the proposed program. The inclusion of the landscaping barriers, enclosures, and paving would not substantially alter the current existing conditions. In the unlikely event Oak woodlands and or other unique native woodlands were present, 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, would require permitting and associated avoidance and minimization measures that would ensure continued existence of all sensitive natural communities. Ultimately, this would result in less than significant impacts to biological resources oak woodlands and other unique native woodlands.

County Oak Tree Ordinance

Oak trees and countless wildflower species are endemic and integrals part of the LA County vegetation community and can be found throughout the county. As the urban sprawl reached the outer limits of LA County, local policies and ordinances such as the Los Angeles County Oak Tree Ordinance, were put into affect to preserve the remaining biological resources. As such any construction that happens because of the proposed program would be required to abide by the rules, regulations, and mitigations set forth by any local policies or ordinance designed to protect biological resources.

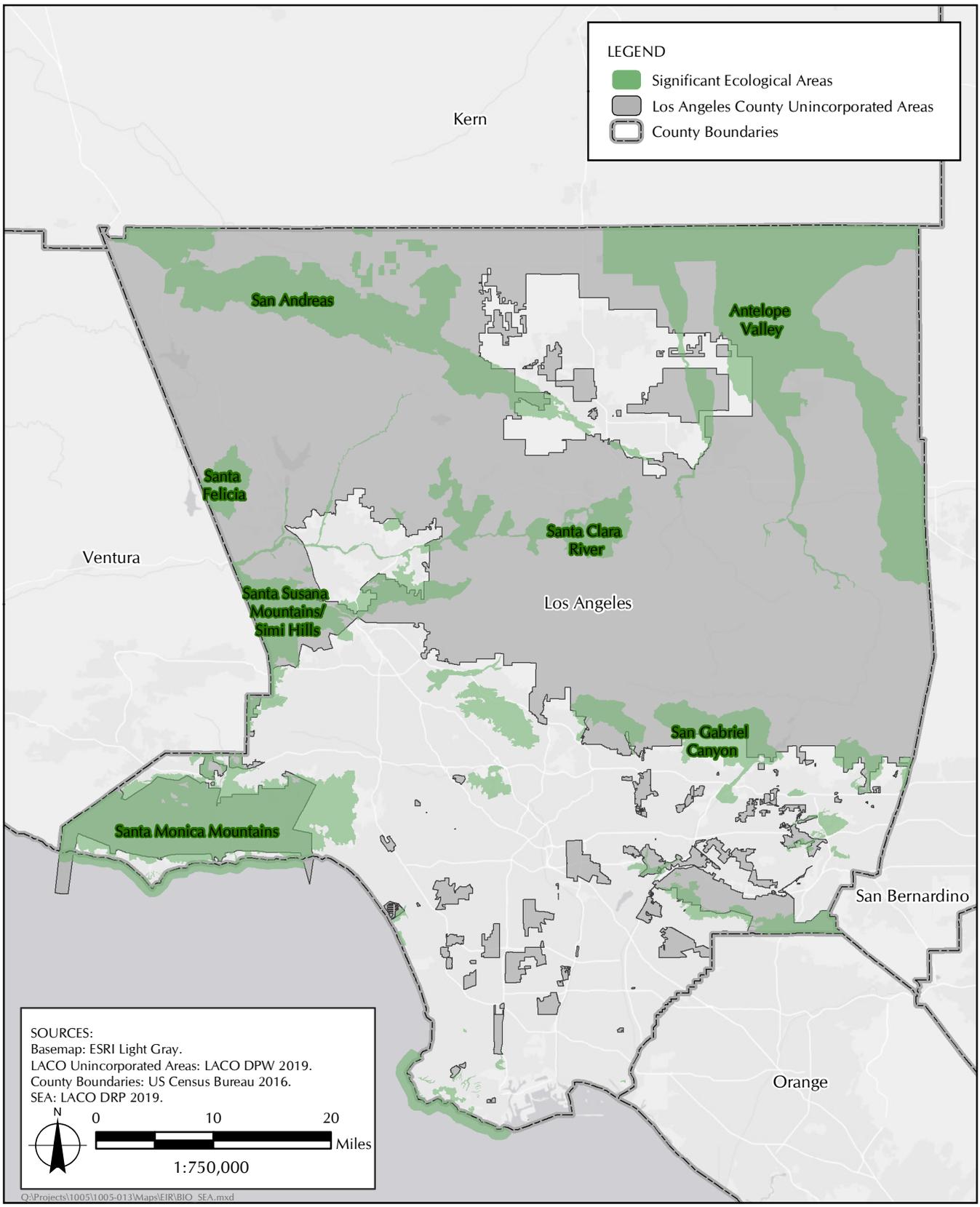


FIGURE IV.B-2
 Significant Ecological Areas

HCPs

HCP's 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.¹⁰ There are no HCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3, *HCPs and NCCPs*).

Natural Community Conservation Plan (NCCPs)

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. Within the boundaries of the proposed program, there are no NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3).

3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to biological resources if it would:

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)?

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?

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?

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?

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.)?

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)?

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?

¹⁰ 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>

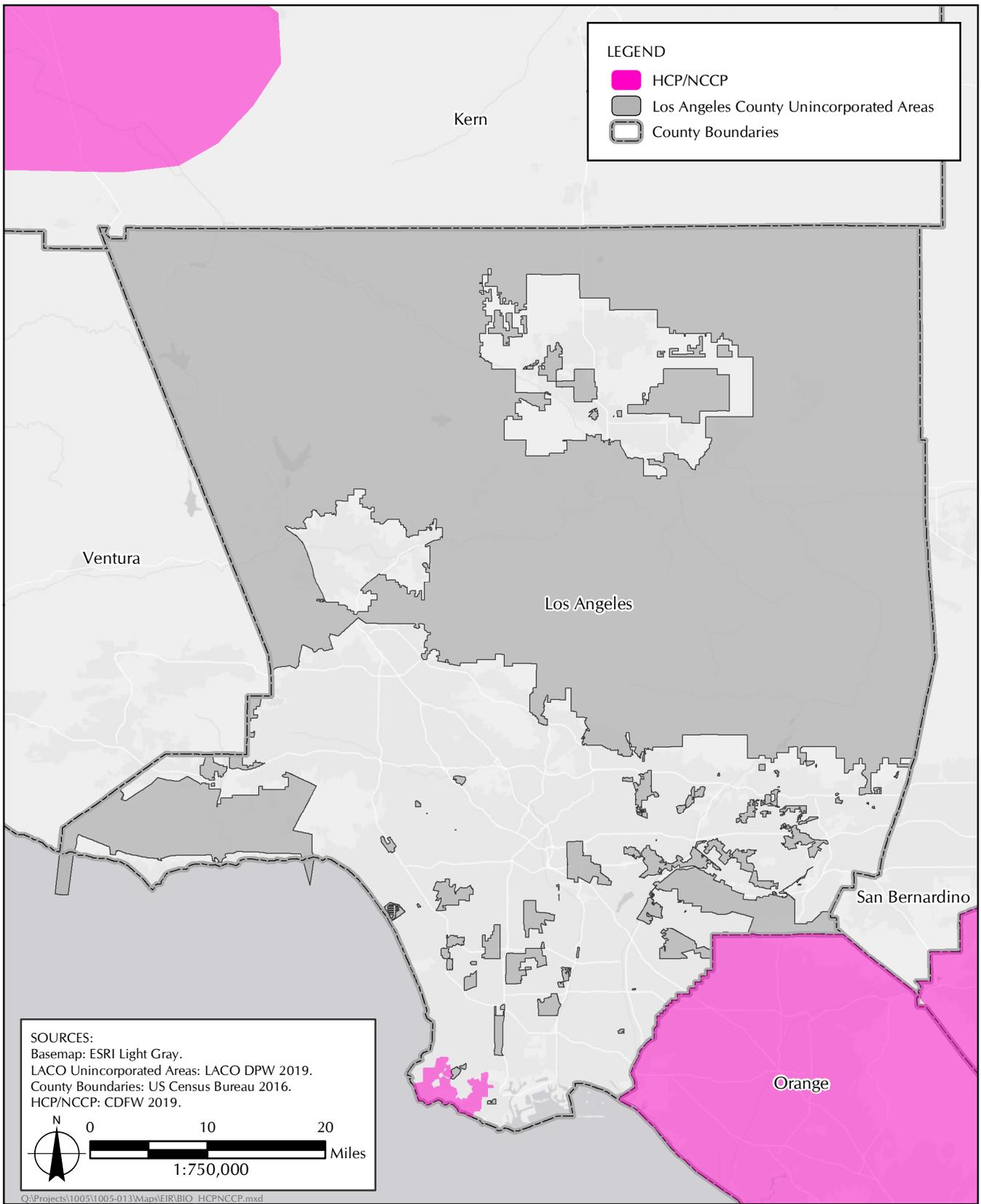


FIGURE IV.B-3
 HCPs and NCCPs

4. IMPACT ANALYSIS

This analysis considers potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels throughout the County (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the potential changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment in terms of biological resources include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, building enclosures, 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 (see Table III.E-2). The potential for impacts to biological resources has been evaluated in relation to all program components that could result in a physical change to the environment.

Assuming the case study project modeled in the HIA that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits × 1.39 acres).¹¹ This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is ~~134,564~~ 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of ~~many various uses. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs, including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (ARAs)~~ (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

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)?**

The Green Zones Program would 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. Implementation of the proposed program would not affect the CEQA process and would instead impose stricter regulations to certain land use areas. 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 proposed program and be impacted by the work activities. In the

¹¹ Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

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 would neither allow nor facilitate the take of any listed species and therefore the impacts are deemed less than significant.

Construction

The construction activities that would be required because of the proposed program elements would have the potential to result in less than significant impacts to biological resources in regard to federally or state- listed species. Construction activities needed for the implementation of the program would require certain digging, paving, lighting standards, signage standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards to be met within subject properties. Ultimately, implementation of the proposed program elements would result in the construction of new areas of impervious surfaces and increased landscape buffers that could potentially result in direct habitat loss for listed species, as well as alter surface water runoff affecting vegetation communities nearby. Over the period of 21 years, 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 suitable habitat for listed or sensitive species. Additionally, all of the previously built out areas would be retroactively required to conform with the proposed program within 7 years. 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 would neither allow nor facilitate the take of any listed species. Should a listed species or its habitat be identified within the work area, the Green Zones Program would 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 would be required to obtain a permit if the project would effect 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, would 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 the CDFW. Such measures may include the following, or other comparable measures identified within each permit:

- Require project design to avoid occupied habitat, potentially suitable habitat, and designated critical habitat, wherever practicable and feasible
- Where avoidance is determined to be infeasible, provide conservation measures to fulfill the requirements of the applicable authorization for incidental take pursuant to Section 7 or 10(a) of the federal ESA or Section 2081 of the California ESA to support issuance of an Incidental take permit. A wide variety of conservation strategies have been successfully used in the County to protect the survival and recovery in the wild of federally and state-listed endangered species including the bald eagle. Suggested measures include, but are not limited to,
 - Avoidance strategies
 - Contribution of in-lieu fees
 - Mitigation banking
 - Funding research and recovery efforts
 - Habitat restoration
 - Conservation easements
 - Permanent dedication and preservation of habitat
 - Any other suggested or recommended by appropriate agencies
- Develop and implement a Worker Awareness Program (environmental education) to inform and educate project workers of their responsibilities in regard to avoiding and minimizing impacts on sensitive biological resources. Appoint a qualified biologist or environmental monitor to implement the required mitigation measures.
- Limit construction activities to periods outside of sensitive times for biological resources (e.g. nesting bird season February 15 – September 15) and when possible, avoid the rainy season to limit the increased amounts of erosion, runoff, and sediment transport that may occur.
- Where projects are determined to be within suitable habitat or historical occurrences of listed of sensitive species that have specific field survey protocols or guidelines outline by the USFWS, CDFW, or other agency, conduct

preconstruction surveys and monitoring that follow the applicable guidelines and protocol. All monitoring and surveys are to be conducted by qualified and or certified personnel.

- Consult with CDFW to create a Project landscaping plan for CDFW's review and approval. General provisions of this plan would include avoiding planting, seeding, or introducing exotic plant species to landscaped areas that are adjacent or near native habitat areas.

Therefore, the proposed program would result in less than significant impacts to biological resources in regard to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS with the adherence to the ESA and Section 2080 of the California ESA.

Operations

The proposed program would result in no impacts during operations in relation to biological resources in relation to state or federally listed species and would instead require the non-conforming uses to come into compliance within 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 would occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

Element 1 – Green Zone Districts

Green Zone Districts would 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. Nine species are known to historically occur within the boundaries of the Green Zone Districts (one amphibian, four plants, two mammals, two reptiles). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ 15 of the ~~27~~ 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone changes are to ensure that the current general plan and zoning designations are consistent with the revisions to Title 22 as part of the proposed program, with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an ~~SPR Ministerial Site Plan Review~~ or a CUP. The 11 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. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The proposed program requires nonconforming uses to come into compliance within 7 years of adoption. In the case of updated standards for existing industrial uses, the implementation of these measures would differ from existing conditions, as there would be modifications and alterations to existing industrial land uses. Of the ~~134,564~~ 134,576 parcels subject to the Green Zones program, only 0.02 percent (281 acres) of all the total acreage of all the parcels would 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 would be retroactively required to conform with the proposed program within 7 years. In the unlikely event that a federally or state listed species, or suitable habitat for such species was present, the applicant would 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 would be less than significant impacts, either directly or indirectly, through habitat

modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS, as a result of the Green Zone Districts.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. These measures aim 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. The development standards for New Sensitive Uses would not change the total number of parcels authorized for development, but would instead specify enhancements to the existing development standards that are to be applied when a sensitive use is proposed to be developed within 500 feet of an industrial use. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions or increase in the conversion of habitat in such a way that would potentially result in 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 would be responsible for obtaining all necessary permits under the federal and/or California ESA to keep impacts, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS, to a less than significant level.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from Hillside Management Areas (HMAs), SEAs, and Very High Fire Hazard Severity Zones (VHFHSZs). Additionally, combustion and non-combustion biomass conversion waste facilities are prohibited in ARAs.~~

Although 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 significantly impacted by the construction of fencing, solid walls, paving, and landscaping barriers. However, the Recycling and Waste Management Revisions would require an applicant to obtain a CUP, which is subject to discretionary approval by the County. The discretionary approval is subject to CEQA, and such land use decisions are conditioned upon the applicant obtaining all necessary permits under the federal and/or California ESA, which would keep impacts, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS, to a less than significant level.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Supermarket Accessory Recycling Collection Centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. These uses proposed as accessory uses within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with California Department of Resources Recycling and Recovery (CalRecycle) requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertically stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. The Revisions would allow an applicant to go through site plan review for improvement of a recycling collecting center when it is in accessory to an existing facility. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. Improvements to existing facilities are located on already existing paved parking and storage areas that would not involve the conversion of natural habitat for state and or federally listed species. Although 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 significantly impacted by the construction of fencing, solid walls, paving, and landscaping barriers.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS. The revisions would add additional requirements to current development standards including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Per Chapter 22.128, the surface where a storage area is located and two feet beyond the walls of the enclosure would be required to be paved pursuant to County Code 22.112.080.E with concrete, asphalt, or another approved material. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. Therefore, no increase in the conversion of habitat would result from the Storage Enclosures for Recycling and Solid Waste Revisions. In the highly unlikely event that species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS could reside in these areas and be impacted, the applicant would be responsible for obtaining all necessary permits under the federal and/or California ESA, which would keep impacts to a less than significant level.

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?

The proposed program has the potential to 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. If riparian or sensitive natural communities are found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities and which 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.

Construction

The construction activities that would be required because of the proposed program elements would have the potential to result in less than significant impacts to biological resources in regard to sensitive natural communities. Construction activities needed for the implementation of the program would 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. Ultimately, implementation of the proposed program elements would 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 period of 20 years, 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 would be retroactively required to conform with the proposed program within 7 years. Therefore, the proposed program would 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, would require permitting and associated avoidance and minimization measures that would ensure continued existence of all sensitive natural communities. Such measures may include the following, or other comparable measures identified within each permit:

- Consult with the USFWS and CDFW where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal ESA.
- Consult with the USFS where such state-designated sensitive or riparian habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal ESA and any additional species afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino.
- Consult with the CDFW where such state-designated sensitive or riparian habitats provide potential or occupied habitat for state-listed rare, threatened, and endangered species afforded protection pursuant to the California ESA, or Fully-Protected Species afforded protection pursuant to the State Fish and Game Code.
- Consult with the CDFW pursuant to the provisions of Section 1600 of the State Fish and Game Code as they relate to Lakes and Streambeds.
- Consult with the USFWS, USFS, CDFW, and cities in the Los Angeles County, where state-designated sensitive or riparian habitats are occupied by birds afforded protection pursuant to the MBTA during the breeding season.
- Consult with the CDFW for state-designated sensitive or riparian habitats where fur-bearing mammals, afforded protection pursuant to the provisions of the State Fish and Game Code for fur-bearing mammals, are actively using the areas in conjunction with breeding activities.
- Require project design to avoid sensitive natural communities and riparian habitats, wherever practicable and feasible.

- Where avoidance is determined to be infeasible, develop sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) to protect sensitive natural communities and riparian habitats.
- Consult with CDFW to create a project landscaping plan for CDFW's review and approval. General provisions of this plan would include avoiding planting, seeding, or introducing exotic plant species to landscaped areas that are adjacent or near native habitat areas. As well as planting native plants to help meet the City of Los Angeles' ongoing goal of "no net loss of biodiversity by 2035."
- Install fencing and/or mark sensitive habitat to be avoided during construction activities.
- Salvage and stockpile topsoil (the surface material from 6 to 12 inches deep) and perennial plants for use in restoring native vegetation to all areas of temporary disturbance within the project area.
- Revegetate with appropriate native vegetation following the completion of construction activities.
- Complete habitat enhancement (e.g., through removal of non-native invasive wetland species and replacement with more ecologically valuable native species).
- Use Best Management Practices (BMPs) at construction sites to minimize erosion and sediment transport from the area. BMPs include encouraging growth of vegetation in disturbed areas, using straw bales or other silt-catching devices, and using settling basins to minimize soil transport.

Operations

The proposed program would result in no impacts during operations in relation to biological resources in relation to sensitive natural communities and would instead require the non-conforming uses to come into compliance within 7 years of adoption. All physical permanent modifications including maintenance and operations standards, and vehicle circulation standards would occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to 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). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~15~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions of the proposed program and Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an ~~SPR Ministerial Site Plan Review~~ or a CUP. The new development standards would apply to specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, building enclosures, 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 (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 7 years of adoption. The new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in impact to 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). The Green Zone Districts do not overlap with any areas of riparian or state sensitive natural communities and there is no conversion of aquatic or riparian habitat that would occur as a result of the Green Zone Districts (Table IV.B-4). However, altered surface water run off patterns do have the unlikely potential to result in impacts to any nearby sensitive natural communities. In the unlikely event that a sensitive

natural community was present, the applicant would be required to comply with Section 1600 of the State Fish and Game Code, USFS Land Management Plan, implementing regulations for the USFWS, the NMFS, Native Plant Protection Act; the State Fish and Game Code, and the Desert Native Plant Act to ensure that there is not an adverse effect on all sensitive natural communities that would impact their continued existence. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts.

Element 2 – New Sensitive Uses

The development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to 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). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related existing industrial uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause an impact to 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). The inclusion of additional landscaping and fencing could result in a modified environment and could lead to impacts to sensitive natural communities that overlap with the boundaries of the zone revisions (Table IV.B-4). The development standards for New Sensitive Uses would not change the total number of parcels authorized for development, but would instead specify enhancements to the existing development standards that are to be applied when a sensitive use is proposed adjacent to or adjoining an existing industrial use. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions or increase in the conversion of habitat in such a way that would potentially result in significant impacts. In the unlikely event that a sensitive natural community was present, the applicant would be required to comply 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, and the CDFW ensure that there is not an adverse effect on all sensitive natural communities that would keep the proposed program's impact to a less than significant level.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, would result in less than significant impacts to 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). The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities,~~

~~recycling processing facilities, organic waste, and solid waste facilities from IIMAs, SEAs, and VIIIFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ The Recycling and Waste Management Revisions would require an applicant to obtain a CUP, 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 agency. Riparian habitats and other sensitive habitats are unlikely to occur in these heavily disturbed and modified areas. If riparian or sensitive habitat is found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities and which would impact their continued existence. If riparian or sensitive habitat is found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities and which would impact their continued existence and would be subject to protection under the provisions of the Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, CDFW, USFWS and any other applicable agencies.

The Supermarket Accessory Recycling Collection Centers revisions would 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. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Supermarket Accessory Recycling Collection Centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Center locations must be approved by the State of California as a Supermarket Site prior to application submittal. These uses would be permitted in currently developed Supermarket locations in urbanized areas of the County. Currently, Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertically stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, 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 designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. Riparian habitats are unlikely to occur in these heavily disturbed and modified areas. The Revisions would require an applicant to go through site plan review for the addition of the recycling collecting center when it is in accessory to an existing Supermarket facility. These uses would be located on existing parking lots, and no new structures would be built. Improvements to existing facilities are located on already existing paved parking and storage areas that would not involve the conversion of sensitive natural communities.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would 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. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add additional requirements to current development standards including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. Therefore, no increase in the conversion of sensitive natural communities would result from the Storage Enclosures for Recycling and Solid Waste Revisions. Riparian habitats are unlikely to occur in these heavily disturbed and modified areas. There is the potential to 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. If riparian or sensitive habitat is found to be present at these facilities, the revisions would neither allow or

facilitate the conversion of riparian habitat or any other sensitive natural communities and which would impact their continued existence and would be subject to protection under the provisions of the Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, CDFW, USFWS and any other applicable agencies. The applicant would be responsible for obtaining all necessary permits under the federal and/or California ESA, which would keep impacts to a less than significant level.

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?

The proposed program would 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. The National Wetlands Inventory (NWI) was reviewed and there are state or federally protected wetlands that could be potentially impacted by the proposed program (Table IV.B-5). The revisions to the zoning caused by the proposed program would be solely limited to previously developed areas used for industrial purposes, and recycling facilities and would likely not impact any state or federally protected wetlands or any other waters of the United States. The proposed program would 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 RWQCB. All construction-related activities would center around previously developed facilities and would neither develop nor promote the development of these waterways. However, as shown in Table IV.B-5, 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 CWA, implementing regulations for the USFWS, the RWQCB, USACE, the CDFW; and other related federal, state, and local regulations, would require permitting and associated avoidance and minimization measures that would ensure continued existence of all wetlands. Therefore, the Zoning Designation with Revision Area may 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. If wetland habitats are found to be present at these facilities, the revisions would neither allow or facilitate their conversion and which 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 needed for the wetland habitats to persist.

Construction

The construction activities that would be required because of the proposed program elements would have the potential to result in less than significant impacts to biological resources in regard to state and or federally protected wetlands. Construction activities needed for the implementation of the proposed program would 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. Ultimately, implementation of the proposed program elements would result in the construction of new areas of impervious surfaces and increased landscape buffers that could potentially result in direct impacts to wetlands, as well as alter surface water runoff affecting nearby wetlands. Over the period of 21 years, 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 wetlands identified in local or regional plans, policies, regulations or by CDFW or USFWS from occurring. Additionally, all of the previously built-out areas would be retroactively required to conform with the proposed program within 7 years. While wetlands overlap with the boundaries of the proposed program, it would not neither authorize nor facilitate their conversion. Compliance with Section 1600 of the State Fish and Game Code, Section 401 and 404 of the CWA, implementing regulations for the USFWS, the RWQCB, USACE, the CDFW; and other related federal, state, and local regulations, would require permitting and associated avoidance and minimization measures that would ensure continued existence of all wetlands. Such measures may include the following, or other comparable measures identified within each permit:

- Require project design to avoid federally protected wetlands consistent with the provisions of Section 404 of the CWA, wherever practicable and feasible.

- Where the Lead Agency has identified that a project, or other regionally significant project, has the potential to impact other wetlands or waters not protected under Section 404 of the CWA, seek comparable coverage for these wetlands and waters in consultation with the USACE and applicable RWQCB.
- Where avoidance is determined to be infeasible, develop sufficient conservation measures to fulfill the requirements of the applicable authorization for impacts to federally protected wetlands to support issuance of a permit under Section 404 of the CWA as administered by the USACE. The use of an authorized Nationwide Permit or issuance of an individual permit requires the project applicant to demonstrate compliance with the USACE's Final Compensatory Mitigation Rule. The USACE reviews projects to ensure environmental impacts to aquatic resources are avoided or minimized as much as possible. Consistent with the administration's performance standard of "no net loss of wetlands" a USACE permit may require a project proponent to restore, establish, enhance or preserve other aquatic resources in order to replace those affected by the proposed project. This compensatory mitigation process seeks to replace the loss of existing aquatic resource functions and area. Project proponents required to complete mitigation are encouraged to use a watershed approach and watershed planning information. The new rule establishes performance standards, sets timeframes for decision making, and to the extent possible, establishes equivalent requirements and standards for the three sources of compensatory mitigation:
 - Permittee-responsible mitigation
 - Contribution of in-lieu fees
 - Use of mitigation bank credits
- Require review of construction drawings by a certified wetland delineator as part of each project-specific environmental analysis to determine whether wetlands would be affected and, if necessary, perform a formal wetland delineation

Operations

The proposed program would result in no impacts during operations in relation to biological resources in relation to wetlands and would instead require the non-conforming uses to come into compliance within 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 would occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, building enclosure, 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 (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 7 years of adoption. In total 26.7 acres of wetland habitat overlap into the boundaries of the Green Zone District. It is

unlikely that state or federally protected wetlands that are within of the boundaries of the Green Zone Districts would be impacted by the zone revisions. Indirect impacts to adjacent wetlands could occur as the inclusion of paving and landscaping could alter the flow and or availability of water. If wetland habitats were found at or near the facilities the zoning ordinance would not facilitate impacts to any protected wetlands. Although unlikely, the proposed program may 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. In the unlikely event that a federally or state wetland occurs with the boundary of the project, Compliance with Section 1600 of the State Fish and Game Code, Section 401 and 404 of the CWA would be implemented, resulting in a “no net loss” of wetland habitats. As a result, there would be less than significant impacts, either directly or indirectly, through habitat modifications, on wetlands as a result of the provision of Green Zone Districts.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements development standards for new 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 use to a place of worship, adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as landscaping and planting trees, buffering, and open space, would potentially impact wetland habitats by potentially altering the flow or availability of water downstream. As shown in Table IV.B-5, several wetland habitat types exist in areas subject to the proposed program including Estuarine and Marine Deepwater, Freshwater Emergent Wetland, Freshwater Forested/Shrub Wetland, Freshwater Pond, Lake, and Riverine. The development standards for New Sensitive Uses would not change the total number of parcels authorized for development, but would instead specify enhancements to the existing development standards that are to be applied with a sensitive use is proposed to be developed adjacent to or adjoining an existing industrial use. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions or increase in the conversion of wetland habitat in such a way that would potentially result in significant impacts. However unlikely, wetlands could be impacted. All applicants would be required to be in compliance with Section 1600 of the State Fish and Game Code, Section 401 and 404 of the CWA and would result in “no net loss” of wetland habitats. Therefore, the proposed program may result in less than significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, would result in less than significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste

~~landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed program, would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ The Recycling and Waste Management Revisions would require an applicant to obtain a CUP, 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. Although wetlands habitats overlap with the recycling and waste management revisions, the zoning designation applies only to previously existing facilities and is unlikely to impact any state or federally protected wetlands. However, as shown in Table IV.B-5, several wetland habitat types exist in areas subject to the proposed program including Estuarine and Marine Deepwater, Freshwater Emergent Wetland, Freshwater Forested/Shrub Wetland, Freshwater Pond, Lake, and Riverine. Therefore, the proposed program may result in less than significant impacts to biological resources regarding federally protected wetlands, and would be required to remain in compliance with Section 1600 of the State Fish and Game Code and Sections 401 and 404 of the CWA and would result in “no net loss” of wetland habitats.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Supermarket Accessory Recycling Collection Centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Center locations must be approved by the State of California as a Supermarket Site prior to application submittal. These uses would be permitted at currently developed Supermarket locations in urbanized areas in the County. Currently, Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers in the C-1, 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 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. The proposed program would allow an applicant to go through site plan review for improvement of the recycling collecting center when it is accessory to an existing Supermarket. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. The revisions would concentrate on supermarket recycling centers would neither promote or allow for the development of any state or federally protected wetlands and would not impact these resources. As shown in Table IV.B-5, several wetland habitat types exist in areas subject to the proposed program including Estuarine and Marine Deepwater, Freshwater Emergent Wetland, Freshwater Forested/Shrub Wetland, Freshwater Pond, Lake, and Riverine. It is unlikely that a wetland would be found within the previously developed areas, however the Supermarket Accessory Recycling Collection Centers would not allow or facilitate the conversion of wetlands. All project activities would be required to remain in compliance with Section 1600 of the State Fish and Game Code and Sections 401 and 404 of the CWA and would result in “no net loss” of wetland habitats. Therefore, the proposed program may result in less than significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). Any new development or expansion of existing development would be required to meet the current development standards of the zones where the development is 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. Therefore, no increase in the conversion of protected wetlands would result from the Storage Enclosures for Recycling and Solid Waste Revisions. It is highly unlikely that wetlands would occur within these previously developed areas. However, should wetlands occur, all project activities and zoning revisions would be required to remain in compliance with Section 1600 of the State Fish and Game Code and Sections 401 and 404 of the CWA and would result in “no net loss” of wetland habitats. Therefore, the proposed program would result in less than significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means).

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?**

The Green Zones Program would have no impact 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.

Construction

The construction activities that would be required because of the proposed program elements would result in no impacts to biological resources in regard to the movement of any native resident or migratory fish wildlife corridors, or nursery sites. Construction activities needed for the implementation of the program would 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. Ultimately, implementation of the proposed program elements would result in the construction of new areas of impervious surfaces and increased landscape buffers in already highly developed areas that would not be conducive to wildlife corridors or nursery sites. Over the period of 21 years, 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 wildlife corridors or nursery sites as defined by the state. Additionally, all of the previously built out areas would be retroactively required to conform with the proposed program within 7 years.

Operations

The proposed program would result in no impacts during operations in relation to biological resources in relation to the movement of any native resident or migratory fish wildlife corridors, or nursery sites and would instead require the non-conforming uses to come into compliance within 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 would occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. The new development standards would result in a more stringent entitlement processes for specific industrial,

recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~15~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions of the proposed program with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to ~~an SPR Ministerial Site Plan Review~~ or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, building enclosure, 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 (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 7 years of adoption. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites). Although 7.15 acres of SEA overlap into the Green Zone District, these areas are highly anthropogenically modified and would likely not be conducive for wildlife corridor movement or native nursery sites. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. No further analysis is warranted.

Element 2 – New Sensitive Uses

The development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would impact biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. 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, would not allow nor promote development in these wildlife corridors, SEAs, or native nursery sites. Therefore, the development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ The revisions to recycling and waste management centers pertain solely to storage enclosures used for recycling and solid waste and would not affect any of the SEAs that overlap within the zone's revision. The revisions do not allow nor promote development in these wildlife corridors, SEAs, or native nursery sites. The Recycling and Waste Management Revisions would ultimately reduce the amount of development allowed with SEAs. Therefore, there would be less than significant impacts, and no mitigation or further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code" (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Supermarket Accessory Recycling Collection Centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Recycling Accessory Collection Center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Currently, Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertically stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. These areas are highly anthropogenically modified and would likely not be conducive for wildlife corridor movement or native nursery sites. Therefore, there would be less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites, and no mitigation or further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. Any new development or expansion of existing development would be required to meet the current development standards of the zones 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units, and would not substantially alter the existing conditions. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. No further analysis is warranted.

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.)?**

The proposed program has the potential to result in less than significant impacts in relation to adverse effects on oak woodlands and other unique native woodlands. If oak or native woodlands are found to be present at these facilities, the revisions would neither allow or facilitate the conversion of any woodland habitat and which would impact their continued existence.

Construction

The construction activities that would be required because of the proposed program elements would have the potential to result in less than significant impacts to biological resources in regard to sensitive natural communities. Construction activities needed for the implementation of the program would 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. Ultimately, implementation of the proposed program elements would 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 period of 21 years, 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. Additionally, all of the previously built-out areas would be retroactively required to conform with the proposed program within 7 years.

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 would require permitting and associated avoidance and minimization measures that would ensure continued existence of all sensitive natural communities. Such measures may include the following, or other comparable measures identified within each permit:

- Consult with the USFWS and NMFS where such oak woodlands or other unique native woodland habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal ESA.
- Consult with the USFS where such oak woodlands or other unique native woodland habitats provide potential or occupied habitat for federally listed rare, threatened, and endangered species afforded protection pursuant to the federal Endangered Species Act and any additional species afforded protection by an adopted Forest Land Management Plan or Resource Management Plan for the four national forests in the six-county area: Angeles, Cleveland, Los Padres, and San Bernardino.
- Consult with the CDFW where such oak woodlands or other unique native woodlands provide potential or occupied habitat for state-listed rare, threatened, and endangered species afforded protection pursuant to the California Endangered Species Act, or Fully-Protected Species afforded protection pursuant to the State Fish and Game Code.

- Consult with the CDFW pursuant to the provisions of Section 1600 of the State Fish and Game Code as they relate to Lakes and Streambeds.
- Consult with the USFWS, USFS, CDFW, and cities in the County, where state-designated sensitive or oak woodlands are occupied by birds afforded protection pursuant to the MBTA during the breeding season.
- Consult with the CDFW for state-designated sensitive or riparian habitats where fur-bearing mammals, afforded protection pursuant to the provisions of the State Fish and Game Code for fur-bearing mammals, are actively using the areas in conjunction with breeding activities.
- Require project design to avoid oak woodlands or other unique woodlands, wherever practicable and feasible.
- Where avoidance is determined to be infeasible, develop sufficient conservation measures through coordination with local agencies and the regulatory agency (i.e., USFWS or CDFW) to protect sensitive natural communities and riparian habitats.
- Consult with CDFW to create a project landscaping plan for CDFW's review and approval. General provisions of this plan would include avoiding planting, seeding, or introducing exotic plant species to landscaped areas that are adjacent or near native habitat areas.
- Install fencing and/or mark sensitive habitat to be avoided during construction activities.
- Salvage and stockpile topsoil (the surface material from 6 to 12 inches deep) and perennial plants for use in restoring native vegetation to all areas of temporary disturbance within the project area.
- Revegetate with appropriate native vegetation following the completion of construction activities.
- Complete habitat enhancement (e.g., through removal of non-native invasive wetland species and replacement with more ecologically valuable native species).
- Use BMPs at construction sites to minimize erosion and sediment transport from the area. BMPs include encouraging growth of vegetation in disturbed areas, using straw bales or other silt-catching devices, and using settling basins to minimize soil transport.

Operations

The proposed program would result in no impacts during operations in relation to biological resources in relation to oak woodlands and would instead require the non-conforming uses to come into compliance within 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 would occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent canopy cover with oaks at least 5 inches in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to oak woodlands. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions of the proposed program with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, building enclosure, 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 (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 7 years of adoption. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result into oak woodlands or other unique native woodlands. Of these 281 acres, over 90% are already zoned and developed for specific industrial, recycling and vehicle related uses, and are not likely to contain oak woodlands due to the close proximity to industrial and manufacturing land uses and absence of natural habitats. Additionally, all of the previously built out areas would be retroactively required to conform with the proposed program within 7 years. In the unlikely event that oak woodlands or other unique native woodlands were present, the applicant would be required to comply 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, and the Oak Woodlands Conservation Management Plan to ensure that there is not an adverse effect on all sensitive natural communities that would impact their continued existence. As a result, there would be less than significant impacts, either directly or indirectly, through habitat modifications, on oak woodlands or other unique native woodlands, as a result of the provision of Green Zone Districts.

Element 2 – New Sensitive Uses

The development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts, to woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent canopy cover with oaks at least 5 inches in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. The development standards for New Sensitive Uses would not change the total number of parcels authorized for development, but would instead specify enhancements to the existing development standards that are to be applied with a sensitive use is proposed adjacent to or adjoining an existing industrial use. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions or increase in the conversion oak woodlands or unique native woodlands. Although the zoning ordinance would overlap with areas of oak woodland or unique native woodlands, it would neither facilitate nor promote their development in such a way that would impact their permanent existence. (Table IV.B-4). In the unlikely event that oak woodlands or other unique native woodlands were present, the applicant would be required to comply 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, and the Oak Woodlands Conservation Management Plan to ensure that there is not an adverse effect on any sensitive natural community that would impact its continued existence. As a result, there would be less than significant impacts, either directly or indirectly, through habitat modifications, on oak woodlands or other unique native woodlands, as a result of the provision of the New Sensitive Uses.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, would result in less than significant impacts to oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent 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.). The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling

and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ Woodlands are unlikely to occur in these heavily disturbed and modified areas. If oak woodlands or other unique native woodlands are found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities and which would impact their continued existence. The Recycling and Waste Management Revisions would require an applicant to obtain a CUP, 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 in 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, and the Oak Woodlands Conservation Management Plan, which would keep impacts, either directly or through habitat modifications on unique native woodlands, to a less than significant level.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to biological resources regarding oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent canopy cover with oaks at least 5 inches in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.). The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. The Revisions would allow an applicant to go through site plan review for improvement of the recycling collecting center when it is in accessory to an existing facility. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. Improvements to existing facilities are located on already existing paved parking and storage areas that would not involve the conversion of oak woodlands or other unique native woodlands.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to biological resources regarding oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent canopy cover with oaks at least 5 inches in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.). Any new development or expansion of existing development would be required to meet the current development standards of the zones 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. Therefore, no increase in the conversion of woodland habitat would result from the Storage Enclosures Revisions. Native woodlands are unlikely to occur in these heavily disturbed and modified areas. If oak woodlands or native woodlands are found to be present at these facilities, the revisions would neither allow nor facilitate the conversion of the woodland habitat which would impact their continued existence, and the applicant would be required to comply 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, and the Oak Woodlands Conservation Management Plan. Therefore, there would be less than significant impacts.

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)?

The construction activities that would be required because of the proposed program elements would result in no impacts to biological resources in regard to local polices or ordinances protecting biological resources. All activities would be required to remain in compliance with all local policies or ordinances protecting biological resources

Construction

The construction activities that would be required because of the proposed program elements would result in no impacts to biological resources in regard to local polices or ordinances protecting biological resources. Construction activities needed for the implementation of the program would 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. Over the period of 21 years, a reasonable estimation of construction and operation scenario estimates that 1,260 acres of buildout could occur, 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 wildlife corridors or nursery sites as defined by the state. All activities would be required to remain in compliance with all local policies or ordinances protecting biological resources and all of the previously built out areas would be retroactively required to conform with the proposed program within 7 years.

Operations

The proposed program would result in no impacts during operations in relation to biological resources in relation to the movement of any native resident or migratory fish wildlife corridors, or nursery sites and would instead require the non-conforming uses to come into compliance within 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 would occur in conjunction with approvals of discretionary projects and ministerial projects at the time of modification of existing facilities or construction of new facilities.

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to biological resources with regard to conflicts with policies or ordinances protecting biological resources. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Any oak trees or protected trees that are anticipated to be removed or damaged would have to comply with policies or ordinances such as the Los Angeles County Oak Tree Ordinance, and as such would result in no impact with regards to conflicts with policies or ordinances protecting biological resources. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through

the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 7 years of adoption.

Under Los Angeles County Code 22.176.030 a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into a protected zone of any tree of the oak genus which is

- (a) 25 inches or more in circumference (eight inches in diameter) as measured 4.5 feet above mean natural grade; in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured four and one half feet above mean natural grade, on any lot or parcel of land within the unincorporated area of Los Angeles County.
- (b) any tree that has been provided as a replacement tree, pursuant to Section 22.56.2180, on any lot or parcel of land within the unincorporated area of Los Angeles County, unless an oak tree permit is first obtained.

Under the appropriate permit, oak trees may be relocated or removed so long as the applicant agrees to a minimum of 2:1 replacement ratio.¹²

Oak trees, and other trees, provide nesting habitats for native 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.^{13,14} In the event that trees are removed, including oak trees, the proposed program would have to abide by the rules, regulations, and mitigations set forth by the MBTA and California Fish and Game Code. Therefore, the proposed program would have no impacts to tree preservation policies.

Element 2 – New Sensitive Uses

The development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to local policies or ordinances protecting biological resources. Any oak trees or protected trees that are anticipated to be removed or damaged would have to comply with policies or ordinances such as the Los Angeles County Oak Tree Ordinance, and as such would result in no impact. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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; ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements new

¹² L.A.C.C. § 22.176.070.6a.

¹³ Migratory Bird Treaty Act, 50 § § FR 13710 (Apr. 5, 1985).

¹⁴ California Fish and Game Code §§ 3503 & 3513 (2019).

development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established,~~ existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would differ substantially from existing conditions, such that they would have potentially significant impacts to local policies or ordinances protecting biological resources, particularly the Los Angeles County Oak Tree Ordinance. All removed or relocated oak trees that fall under the requirements of Los Angeles County Code 22.176.030, would 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 proposed Recycling and Waste Management Revisions would have to abide by the rules, regulations, and mitigations set forth by the MBTA and California Fish and Game Code. Therefore, the proposed program would have no impacts to tree preservation policies.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to local policies or ordinances protecting biological resources. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs.~~ The construction of improvements such as landscaping barriers, paving and fencing would have potentially significant impacts to local policies or ordinances protecting biological resources, particularly the Los Angeles County Oak Tree Ordinance. All removed or relocated oak trees that fall under the requirements of Los Angeles County Code 22.176.030, would 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 proposed Recycling and Waste Management Revisions would have to abide by the rules, regulations, and mitigations set forth by the MBTA and California Fish and Game Code. Therefore, the proposed program would have no impacts to tree preservation policies.

The Supermarket Accessory Recycling Collection Centers revisions would result in no significant impacts to local policies or ordinances protecting biological resources. The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code" (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when

accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. As these revisions pertain solely to recycling collection centers used for recycling and solid waste, there would be no impact to any local policies or ordinances protecting biological resources.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to local policies or ordinances protecting biological resources. Any new development or expansion of existing development would be required to meet the current development standards of the zones 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. As these revisions pertain solely to storage enclosures used for recycling and solid waste, there would be no impact to any local policies or ordinances protecting biological resources.

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?

HCPs and NCCPs are protected areas that are designed to protect biodiversity and connect large blocks of federal and other publicly owned land to ensure species are able to utilize the most expansive range of habitats available.¹⁵ Within the boundaries of the proposed program, there are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3). The proposed program would result in no impacts to any adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan.

Element 1 – Green Zone Districts

Green Zone Districts would result in no impact to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impact. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ 15 of the ~~27~~ 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an ~~SPR Ministerial Site Plan Review~~ or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, building enclosure, 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 (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 7 years of adoption. In the case of updated standards

¹⁵ California Department of Fish and Wildlife. n.d. Natural Community Conservation Planning Program. Available at: <https://wildlife.ca.gov/Conservation/Climate-Science/Case-Studies/NCCP#:~:text=The%20Natural%20Community%20Conservation%20Planning,of%20wildlife%20to%20climate%20change>

for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would impact any HCP or NCCPs. There are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3). The proposed program would result in no impact to biological resources regarding conflicts with the provisions of an adopted HCP, NCCP,¹⁶ or other approved local, regional, or state habitat conservation plan.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause any impacts to existing or proposed HCPs or NCCPs. There are no HCPs or NCCPs with boundaries that intersect with any of the elements (Figure IV.B-3). Therefore, there would be no impact.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, would result in no impacts to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. There are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3). Therefore, there would be no impact.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix

¹⁶ California Regional Conservation Plans. October 2017. Available at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>

A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. There are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3). Therefore, there would be no impact.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in would result in no impact to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. There are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure IV.B-3). Therefore, there would be no impact.

5. CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method No. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, the PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, the PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger County region surrounding it. Through analysis of the County growth rate and building footprint data from the LARIAC, an estimate for the full build-out of the County General Plan land designations was obtained. It is assumed the actual physical development will not be this large, and it is important to note that while certain zones may be subject to an element of the Green Zones Program, that does not necessitate that every parcel zoned as such is considered a related project. For instance, Element 3, Recycling and Waste Management Revisions, includes new development standards for Supermarket Accessory Recycling Collection Centers in commercial, mixed use, and industrial zones. However, there would be no new development with regard to supermarket accessory recycling centers

as these uses will operate in existing parking lots and would not require construction. Therefore, the estimate of approximately 31 million square feet of commercial uses remaining until full build-out is vastly greater than the commercial development that will likely be occurring within the County under the Green Zones Program. For a more in-depth analysis of the methods used to quantify the cumulative impact, please see the introduction to Section IV.

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)?**

The Green Zones Program would not be expected to contribute incrementally with related projects in the County to impacts on federally and/or state-listed species because all projects would be subject to the federal ESA and Section 2080 of the California ESA, which would require the undertaking of conservation measures prior to the issuance of take permits. Although, the program would be expected to contribute incrementally with related projects in the County to impacts on other sensitive and/or rare plant and animal species not afforded protection under the federal and/or state ESAs as a result of an incremental loss of suitable habitat for these species, the USFS Land Management Plan, and other state and or local regulations, would require permitting and associated avoidance and minimization measures where these species are have historical records of occurring. Therefore, any cumulative impacts would be 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?**

The proposed program would not be expected to contribute incrementally with related projects in the County to significant cumulative impacts on state-sensitive natural communities and riparian habitat as a result of an incremental loss of habitat. The

proposed program would not be expected to contribute incrementally to impacts to state jurisdictional riparian habitats because all projects would be subject to compliance with Section 1600 of the State Fish and Game Code, which would require a Streambed Alteration Agreement prior to the alteration of a State jurisdictional area, as well as the USFS Land Management Plan, and the Desert Native Plant Act.

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?**

The proposed program would not be expected to contribute incrementally in the County to impacts on wetlands and waterways because applicants would be required to comply with Sections 401 and 404 of the federal CWA and Section 1600 of the State Fish and Game Code, which would require no net loss of habitat function or value.

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?**

The proposed program would not impact the movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, SEA's, or impede the use of native wildlife nursery sites, and as such there would be no significant cumulative impacts.

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.)?**

The proposed program would not be expected to contribute incrementally with related projects in the County to significant cumulative impacts on oak woodlands and other unique woodlands as defined by the state as a result of an incremental loss of habitat, and individual protected trees and vegetation. All applicant would be required to comply with the appropriate agency recommended minimization and avoidance measures included with the Native Plant Protection Act; the State Fish and Game Code, the Desert Native Plant Act, the CDFW, the Oak Woodlands Conservation Management Plan, and any other local plans.

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)?**

The proposed program would not conflict with any local policies or ordinances protecting biological resources, and thus there would be no potential for cumulative impacts.

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?**

The proposed program would not conflict with the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan, and thus there would be no potential for cumulative impacts.

6. MITIGATION MEASURES

All elements of the Green Zones Program would result in no impact or less than significant impacts to biological resources, and mitigation would not be required.

7. LEVEL OF SIGNIFICANCE AFTER MITIGATION

All elements of the Green Zones Program would result in no impact or less than significant impacts to biological resources, and mitigation would not be required.

IV. ENVIRONMENTAL IMPACT ANALYSIS

C. CULTURAL RESOURCES

1. INTRODUCTION

This section evaluates the potential impacts the Green Zones Program (proposed program) may have on cultural resources (i.e., historical, archaeological, paleontological, and human remains) in accordance with the State California Environmental Quality Act (CEQA) Guidelines.¹ As identified through the scoping process, the County of Los Angeles has the sole discretionary land use with respect to the proposed program and will use this Program Environmental Impact Report (PEIR) to inform their decision-making process.

The analysis in this section is based on all of the following sources: 75 U.S. Geological Survey (USGS) 7.5-minute series topographical quadrangles and Dibblee maps that cover the area affected by the proposed program; a review of the Sacred Lands Files; and the Conservation and Natural Resources Elements of the Los Angeles County General Plan 2035.² Additionally, a geographic information system (GIS) was utilized to overlay the program area with known historical and archaeological resources recorded in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Los Angeles County Register of Landmarks and Historic Districts (County Register) to identify the potential for improvement required pursuant to the proposed program to result in impacts to recorded resources. In addition, GIS was utilized to overlay the program area with USGS topographic maps to determine the presence of known cemeteries and to assess the potential to encounter human remains, including tribal consultation (see Section IV.H, *Tribal Cultural Resources*). The PEIR includes a list of commonly used abbreviations, acronyms, and working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

2. ENVIRONMENTAL SETTING

A. REGULATORY FRAMEWORK

(1) Federal

Archaeological Resources Protection Act

The Archaeological Resources Protection Act of 1979 regulates the protection of archaeological resources and sites that are on federal lands and Native American lands.

National Historic Preservation Act of 1966

The National Historic Preservation Act (NHPA) is legislation intended to preserve historic and archaeological buildings, structures, objects, sites, and cultural landscapes in the United States of America. The act created the NRHP, the list of National Historic Landmarks, and the State Historic Preservation Offices.³ Working with State Historic Preservation Offices, Tribal Historic Preservation Offices, and Federal Preservation Offices, the National Park Service (NPS) maintains the NRHP, searchable in the National Historic Landmarks database (currently under reconstruction). This is the official list of properties that are deemed worthy of preservation. Properties listed in the NRHP tell stories that are important to a local community, the citizens of a specific state, or all Americans. Properties listed in the NRHP may be owned by private individuals, universities, nonprofits, governments, and/or corporations.

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

³ Secretary of the Interior, National Park Service. n.d. National Historic Preservation Act. Available at: <https://www.nps.gov/subjects/historicpreservation/national-historic-preservation-act.htm>

Section 106 of the NHPA states that federal agencies with direct or indirect jurisdiction over federally funded, assisted, or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in or eligible for inclusion in the NRHP and that the ACHP must be afforded an opportunity to comment—through a process outlined in the Advisory Council on Historic Preservation (ACHP) regulations, in 36 Code of Federal Regulations (CFR) Part 800—on such undertakings. The Section 106 process involves identification of significant historic resources within an “area of potential effect,” determination if the undertaking will cause an adverse effect on historic resources, and resolution of those adverse effects through execution of a Memorandum of Agreement. In addition to the ACHP, interested members of the public—including individuals, organizations, and agencies, such as the California Office of Historic Preservation (OHP)—are provided with opportunities to participate in the process.

NRHP

To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following four criteria:

- Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B: Associated with the lives of persons significant in our past; or
- Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction; or
- Criterion D: That have yielded, or may be likely to yield, information important in history or prehistory.

Cemeteries, birthplaces, or graves of historic figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; and properties that are primarily commemorative in nature are not considered eligible for the NRHP unless they satisfy certain conditions. In general, a resource must be at least 50 years of age to be considered for listing in the NRHP, unless it satisfies a standard of exceptional importance.

National Historic Landmarks

The National Historic Landmarks Program, developed in 1982, identifies and designates National Historic Landmarks and encourages the long-range preservation of nationally significant properties that illustrate or commemorate the history and prehistory of the United States. National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, fewer than 2,500 historic places bear this national distinction.

36 CFR 67: Secretary of the Interior’s Standards for the Treatment of Historic Properties

Evolving from the Secretary of the Interior’s Standards for Historic Preservation Projects with Guidelines for Applying the Standards that were developed in 1976, the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings was published in 1995 and codified as 36 CFR 67. Neither technical nor prescriptive, these standards are “intended to promote responsible preservation practices that help protect our Nation’s irreplaceable cultural resources.” Preservation acknowledges a resource as a document of its history over time and emphasizes stabilization, maintenance, and repair of existing historic fabric. Rehabilitation not only incorporates the retention of features that convey historic character, but also accommodates alterations and additions to facilitate continuing or new uses. Restoration involves the retention and replacement of features from a specific period of significance. Reconstruction, the least used treatment, provides a basis for recreating a missing resource. These standards have been adopted, or are used informally, by many agencies at all levels of government to review projects that affect historic resources

Native American Graves Protection and Repatriation Act

The Native American Graves Protection and Repatriation Act (NAGPRA) is a federal law passed in 1990 that provides a process for museums and federal agencies to return certain Native American cultural items, such as human remains, funerary objects, sacred objects, or objects of cultural patrimony, to lineal descendants and culturally affiliated Native American tribes.

Omnibus Lands Act

Originally known as the Paleontological Resources Preservation Act, Title VI Subtitle D, Paleontological Resources Preservation, of this Act provides protection for scientifically significant fossils on federal land. The Act defines a paleontological resource as “any fossilized remains, traces, or imprints of organisms, preserved in or on the earth’s crust, that are of paleontological interest and that provide information about the history of life on earth.” The Act promotes the inventory, monitoring, and scientific and educational use of paleontological resources on federal land and establishes rules for the collection and curation of paleontological materials. Penalties for illegal collection of paleontological resources are also strengthened by the Act.

(2) State

California Coastal Act of 1976

Enacted in 1976, the California Coastal Act (Public Resources Code [PRC] Sections 30000-30265.5, Division 30116) specifies the protection of archaeological resources identified in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer (SHPO) into Land Conservation Plans that regulate land uses within the coastal zone. The California Coastal Act defines a “coastal zone” as the area of the State that extends from the Oregon border to the Mexican border and then extends 3 miles seaward and generally about 1,000 yards inland. In generally undeveloped areas, the coastal zone extends to a maximum of 5 miles inland from mean high tide line. In developed urban areas, the coastal zone extends substantially less than 1,000 yards inland.

CRHR

The NHPA called for the creation of a state agency to implement provisions of the law, including the preparation of a comprehensive historic preservation plan and a statewide survey of historical resources. Section 5024 of the PRC established the OHP, the CHRH, and California Historical Resources Commission and established guidelines for documenting and evaluating properties, and conducting surveys.⁴ The SHPO is the appointed official responsible for the operation and management of the OHP, as well as long-range preservation planning. The State Historical Resources Commission (SHRC) has designed the CRHR program for use by state and local agencies, private groups and citizens to identify, evaluate, register and protect California's historical resources.⁵

The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. The criteria for eligibility for the CRHR are based upon NRHP criteria. The four eligibility criteria are as follows:

- Criterion 1: Associated with events that have made a significant contribution to the broad pattern of California’s history and cultural heritage;
- Criterion 2: Associated with the lives of persons important in our past;
- Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method construction, or represents the work of an important creative individual, or possesses high artistic value; or
- Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

⁴ State of California, Office of Historic Preservation. n.d. PRC 5024 & 5024.5 – State Agency Compliance. Available at: https://ohp.parks.ca.gov/?page_id=27964

⁵ State of California, Office of Historic Preservation. n.d. About the Office of Historic Preservation. Available at: https://ohp.parks.ca.gov/?page_id=27961

Additionally, a historic resource eligible for listing in the CRHR must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

The CRHR consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The CRHR automatically includes the following:

- California properties listed in the NRHP (Category 1 in the State Inventory of Historical Resources) and those formally determined eligible for listing in the NRHP (Category 2 in the California Historical Resource Inventory System [CHRIS])
- California Registered Historical Landmarks from No. 077 and up
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the CRHR

Other resources that may be nominated for listing in the CRHR include

- Historical resources with a significance rating of Categories 3 through 5 in CHRIS (Categories 3 and 4 refer to potential eligibility for the NRHP, while Category 5 indicates a property with local significance)
- Individual historical resources
- Historical resources contributing to historic districts
- Historical resources designated or listed as a local landmark

California Historical Landmarks (SHLs)

SHLs are buildings, structures, sites, or places that have been determined to have statewide historical significance by meeting at least one of the criteria listed below. The landmark must also be approved for designation by the county board of supervisors or the city/town council in whose jurisdiction it is; be recommended by the SHRC; and be officially designated by the Director of California State Parks. The resource must meet at least one of these criteria:

- Be the first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California)
- Be associated with an individual or group having a profound influence on the history of California
- Be a prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder⁶

California Points of Historical Interest (SHPI)

SHPIs are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. SHPIs designated after December 1997 and recommended by the SHRC also are listed in the CRHR. No historical resource may be designated as both a landmark and a point. If a point is subsequently granted status as a landmark, the point designation will be retired.⁷

To be eligible for designation as an SHPI, a resource must meet at least one of the following criteria:

- Be the first, last, only, or most significant of its type within the local geographic region (city or county)
- Be associated with an individual or group having a profound influence on the history of the local area
- Be a prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or be one of the more notable works or the best surviving work in the local region of a pioneer architect, designer, or master builder

⁶ Office of Historic Preservation. n.d. California Historical Landmarks Registration Program. Available at: <http://ohp.parks.ca.gov>

⁷ Office of Historic Preservation. n.d. California Points of Historical Interest, Registrations Programs. Available at: <http://ohp.parks.ca.gov>

PRC Section 21083.2

PRC Section 21083.2 defines a *unique geologic feature* as an important and irreplaceable geological formation, and these features may be considered to have scientific and/or cultural value. A *unique paleontological resource* is defined as a fossil that meets one or more of the following criteria:

- a. It provides information on the evolutionary relationships and developmental trends among organisms, living or extinct.
- b. It provides data useful in determining the age(s) of the rock unit or sedimentary stratum, including data important in determining the depositional history of the region and the timing of geologic events therein.
- c. It provides data regarding the development of biological communities or interaction between plant and animal communities.
- d. It demonstrates unusual or spectacular circumstances in the history of life.
- e. The fossils are in short supply and/or in danger of being depleted or destroyed by the elements, vandalism, or commercial exploitation, and are not found in other geographic locations.

Related CEQA Guidance

Pursuant to CEQA, a *historical resource* is a resource listed in, or eligible for listing in, the CRHR. In addition, resources included in a local register of historic resources or identified as significant in a local survey conducted in accordance with state guidelines are also considered historical resources under CEQA, unless a preponderance of evidence demonstrates otherwise. According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR, or is not included in a local register or survey, shall not preclude a Lead Agency from determining that the resource may be a historical resource as defined in PRC Section 5024.1.⁸

CEQA applies to archaeological resources when (1) the archaeological resource satisfies the definition of a historical resource or (2) the archaeological resource satisfies the definition of a “unique archaeological resource.” A unique archaeological resource is an archaeological artifact, object, or site that has a high probability of meeting any of the following criteria:⁹

- (1) The archaeological resource contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
- (2) The archaeological resource has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) The archaeological resource is directly associated with a scientifically recognized important prehistoric or historic event or person

Senate Bill 18 (SB 18)

SB 18, signed into law in September 2004, requires cities and counties to notify and consult with California Native American Tribes about proposed local land use planning decisions for the purpose of protecting traditional tribal cultural sites. Effective March 1, 2005, cities and counties must provide general plan amendment proposals to those California Native American Tribes that are on the Native American Heritage Commission (NAHC) contact list and have traditional lands located within the city’s or county’s jurisdiction. If requested by the Native American Tribes, the cities and counties must also conduct consultations with the culturally-affiliated tribes prior to adopting or amending their general and specific plans.

PRC Section 5097.5

PRC Section 5097.5 defines a misdemeanor as the unauthorized disturbance or removal of archaeological, historic, or paleontological resources located on public lands.

⁸ California Code of Regulations, Title 14, Chapter 3: Guidelines for the Implementation of the California Environmental Quality Act as Amended October 6, 2005, Section 15064.5(a).

⁹ California Public Resources Code, Division 13, Section 21083.2(g).

(3) Local

County of Los Angeles Historic Preservation Ordinance (Title 22 – Planning and Zoning of the Los Angeles County Code, Part 29 of Chapter 22.52)

22.52.3010 Purpose

The County of Los Angeles Historic Preservation Ordinance has seven established basic purposes:

- A. Enhance and preserve the distinctive historic, architectural, and landscape characteristics which represent the County's cultural, social, economic, political, and architectural history.
- B. Foster community pride in the beauty and noble accomplishments of the past as represented by the County's historic resources.
- C. Stabilize and improve property values and enhance the aesthetic and visual character and environmental amenities of the County's historic resources.
- D. Recognize the County's historic resources as economic assets.
- E. Encourage and promote the adaptive reuse of the County's historic resources.
- F. Promote the County as a destination for tourists and as a desirable location for businesses.
- G. Specify significance criteria and procedures for the designation of landmarks and Historic Districts and provide for the ongoing preservation and maintenance of landmarks and Historic Districts.

22.52.3060 *Criteria for Designation of Landmarks and Historic Districts*

- A. Property which is more than 50 years of age may be designated as a landmark if it satisfies one or more of the following seven criteria:
 - 1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community.
 - 2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community.
 - 3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction; or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community; or possesses artistic values of significance to the nation, State, County, or community.
 - 4. It has yielded, or may be likely to yield, information important locally in prehistory or history.
 - 5. It is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.
 - 6. It is one of the largest or oldest trees of the species located in the County.
 - 7. It is a tree, plant, landscape, or other natural land feature having historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.
- B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Section 22.52.3060.A, above, and exhibits exceptional importance.
- C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may itself be designated as a landmark or included in the landmark designation of a property if the space is more than 50 years of age and satisfies one or more of the criteria set forth in Subsection A, above, or if the space is less than 50 years of age and satisfies the requirements of Section 22.52.3060.B, above.

County Register

The County Register is the County's official list of designated properties. The County Register is maintained by the Historical Landmarks and Records Commission pursuant to the County's Historic Preservation Ordinance No. 2015-0033.¹⁰

County of Los Angeles Historic Preservation Ordinance (Title 22 – Planning and Zoning of the Los Angeles County Code, Part 29 of Chapter 22.52)

22.52.3010 Purpose

The County of Los Angeles Historic Preservation Ordinance has seven established basic purposes:

- A. Enhance and preserve the distinctive historic, architectural, and landscape characteristics which represent the county's cultural, social, economic, political, and architectural history.
- B. Foster community pride in the beauty and noble accomplishments of the past as represented by the county's historic resources.
- C. Stabilize and improve property values and enhance the aesthetic and visual character and environmental amenities of the county's historic resources.
- D. Recognize the county's historic resources as economic assets.
- E. Encourage and promote the adaptive reuse of the county's historic resources.
- F. Promote the county as a destination for tourists and as a desirable location for businesses.
- G. Specify significance criteria and procedures for the designation of landmarks and Historic Districts, and provide for the ongoing preservation and maintenance of landmarks and Historic Districts.

22.52.3060 Criteria for Designation of Landmarks and Historic Districts

- A. Property which is more than 50 years of age may be designated as a landmark if it satisfies one or more of the following criteria:
 - 1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, state, county, or community.
 - 2. It is associated with the lives of persons who are significant in the history of the nation, state, county, or community.
 - 3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction; or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, state, county, or community; or possesses artistic values of significance to the nation, state, county, or community.
 - 4. It has yielded, or may be likely to yield, information important locally in prehistory or history.
 - 5. It is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.
 - 6. It is one of the largest or oldest trees of the species located in the county.
 - 7. It is a tree, plant, landscape, or other natural land feature having historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.
- B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Section 22.52.3060.A, above, and exhibits exceptional importance.
- C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may itself be designated as a landmark or included in the landmark designation of a property if the space is more than 50 years of age and satisfies one or more of the criteria set forth in Subsection A, above, or if the space is less than 50 years of age and satisfies the requirements of Section 22.52.3060.B, above.

¹⁰ County of Los Angeles. n.d. Historical Landmarks & Records Commission. Available at: <http://hlrc.lacounty.gov/Landmark-Registration/Los-Angeles-County-Landmark-Registration>

B. EXISTING CONDITIONS

This section provides the environmental setting for sensitive cultural resources within the boundaries of the proposed Green Zones Program, which encompasses 134,564 ~~134,576~~ land parcels in the County of Los Angeles.

Historical Resources

*Historic Context.*¹¹ The area making up present-day Los Angeles County was originally settled by differing groups of Native Americans for centuries before the first European contact was made in 1769. California was ruled by Spain until 1821, when Mexico assumed jurisdiction. Mexican and American hostilities over the land came to an end with the Treaty of Cahuenga in 1847 and the Treaty of Guadalupe Hidalgo in 1848, which incorporated Los Angeles and the rest of California as an American territory.

In 1850, Los Angeles County was established as one of the 27 original counties, and the City of Los Angeles, incorporated later that year as the County's first city, was declared to be the county seat.

In the late 19th century, Southern California citrus farming was born, and the Southern Pacific Railroad and Santa Fe Railway completed routes into Los Angeles County. By 1890, the population of Los Angeles County had reached about 101,454 residents. The population continued to grow in the late 19th century. During the early 20th century, the San Pedro harbor became operational, including the founding of salable petroleum, and the population continued to grow with the establishment of the motion picture, television, and the defense industries.

Historical Resources. The NRHP, CRHR, SPHI, and SHL in the CHRIS, as well as the County Register, were searched to determine whether known historical resources are located within the area of the proposed program. The literature search was abbreviated due to the large size of the proposed program area. The information reviewed includes sufficient data necessary to determine the level of cultural sensitivity for the project area.

Historical resources identified in the NRHP, CRHR, SPHI, SHL, and County Register are spread out throughout all of Los Angeles County. According to the County General Plan, the CHRH lists over 500 historical resources throughout Los Angeles County, including 31 within the unincorporated areas of the county, but none of those resources are located in areas affected by the Ordinance.¹²

Archaeological Resources

The resources described in Section 9 of the Conservation and Natural Resources Element of the County General Plan¹³ include significant archaeological resources located within the unincorporated territory of the County. Archaeological resources are nonrenewable and irreplaceable, and as such, it is the policy of Los Angeles County to strive for the promotion of public awareness of the value of these resources, and public enjoyment should be fostered whenever possible. The county promotes cooperative efforts between public and private organizations to identify, restore, and conserve these resources.

Archival research and review of published literature considered a general overview of the existing conditions and potentially known archaeological sites or resources that could be impacted. The NAHC was contacted on March 13, 2020, to request a Sacred Lands File search and the current Native American contact list for the proposed program site in order to initiate consultation with interested tribes in accordance with CEQA and Assembly Bill 52 (AB 52) and SB 18. Of the 89 topographic quadrangle maps that document the County, 75 intersect with the areas included in the Green Zones Program (Figure IV.C-1, *USGS 7.5-Minute Quadrangle Index Map*).

¹¹ County of Los Angeles. n.d. History. Available at: <https://lacounty.gov/government/about-la-county/history/>

¹² Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

¹³ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

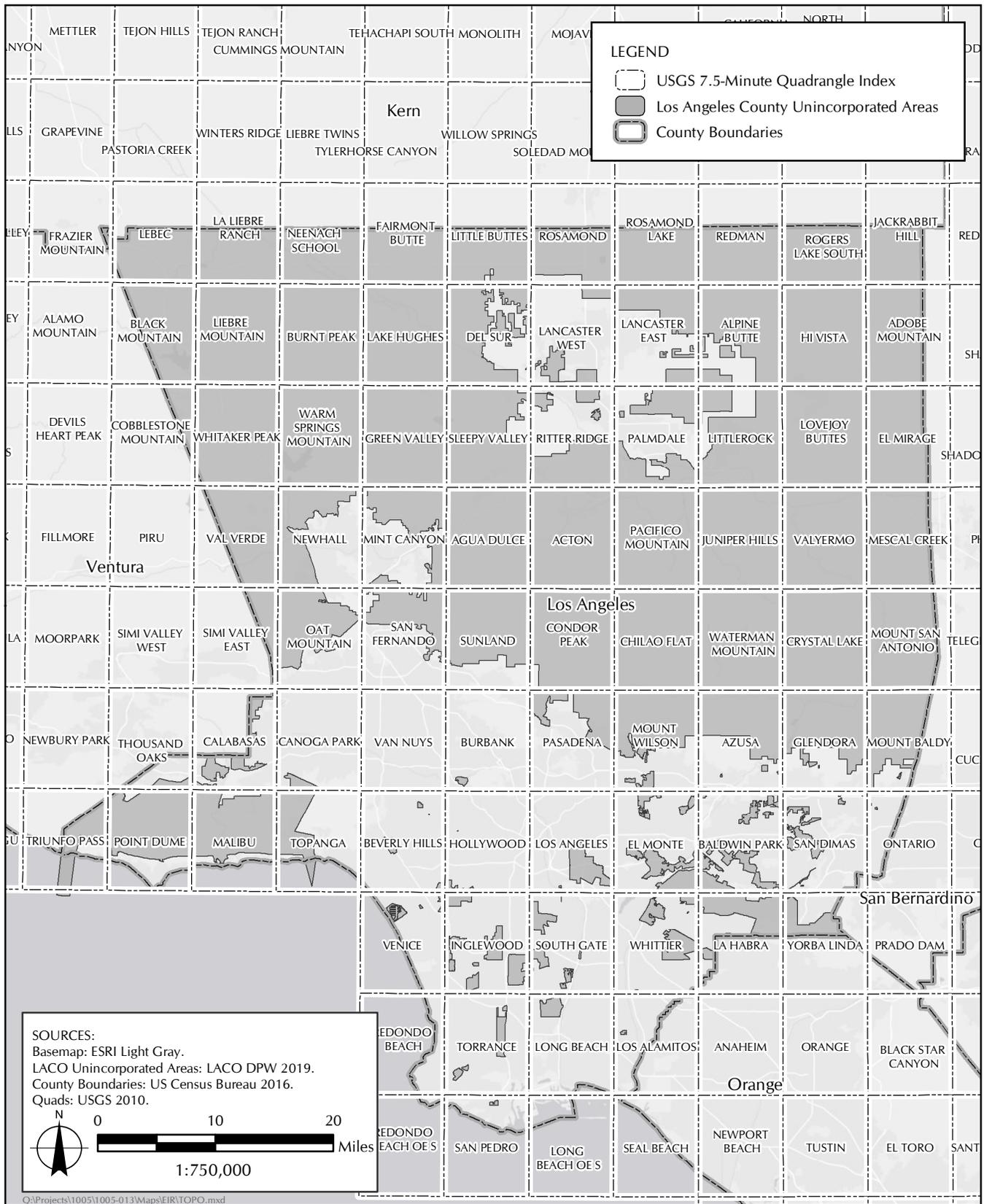


FIGURE IV.C-1
USGS 7.5-Minute Quadrangle Index Map

Section 9 of the Conservation and Natural Resources Element of the County General Plan acknowledges the history of occupation by indigenous people of lands that now comprise the unincorporated territory of the County:

“The indigenous Chumash and Gabrieliño/Tongva peoples, two of the most populous and sophisticated native cultures, have occupied land within Los Angeles County since prehistoric times. Unfortunately, many of the known archaeological, paleontological, and historic cultural sites in the region have been disturbed to some extent by both human activity, such as development, occupation, and use, and natural occurrences, such as erosion that results from earthquakes, fire, and flood. In some instances, historic and prehistoric artifacts such as stone tools, antique nails, and equipment parts have been picked up or even destroyed by visitors or residents.”¹⁴

Paleontological Resources: Surficial Geologic Units

Surficial geological units within the proposed program area vary greatly due to the immense geographical area represented and the complex geology found along tectonic plate boundaries like Southern California and are described below in relation to three program ordinance revisions that encompassed in the Green Zones Program.

The Conservation and Open Space Element of the Los Angeles County General Plan 2035 provides a summary of the significant general fossil locations in the County:¹⁵

“Paleontological resources, or fossils, are the remains of ancient animals and plants, as well as trace fossils such as burrows, which can provide scientifically-significant information on the history of life on Earth.

Over 1,000 fossil localities have been recorded and in excess of a million specimens have been collected in Los Angeles County. Numerous places countywide have yielded fossils, especially in the Santa Monica Mountains and in the vicinity of Rancho La Brea.”

The area subject to the proposed program consists of stationary sources of pollution near sensitive uses in the Los Angeles Basin. These communities are located within highly urbanized areas of Los Angeles County, and have undergone significant development.

Human Remains

There are 12 known cemeteries within the proposed program area. The number of informal cemeteries is unknown. Burial features can range in complexity from a modest and isolated interment or a final site for cremated remains to complex elaborate burial sites with multiple individuals interred. Informal burials can often exist as shallow gravesites of no more than a few feet below the surface.

3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zone Program would have a significant impact related to cultural resources if it would:

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

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

Threshold C-2: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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

¹⁴ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

¹⁵ Sharp, Robert P. 1993. Geology Underfoot in Southern California. Mountain Press.

4. IMPACT ANALYSIS

This analysis considers the potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels throughout the County (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the potential changes to the physical environment as a result of new and/or revised development standards in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment in terms of cultural resources 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 (see Table III.E-2). The potential for impacts to cultural resources has been evaluated in relation to all program components that could result in a physical change to the environment.

Assuming the case study project modeled in the HIA that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits × 1.39 acres).¹⁶ This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is ~~134,564~~ 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of ~~many various uses~~. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs, including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (ARAs) (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

This anticipated buildout would be used to analyze the potential for impacts to each of the cultural resource areas listed in Appendix G of the CEQA guidelines and as defined in County of Los Angeles Department of Regional Planning Environmental Checklist Form.

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

The proposed program would result in 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 known to be located on parcels that may be affected by the proposed program. Thus, initiatives within the proposed program area would 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

¹⁶ Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

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. Additionally, neighboring buildings, structures, objects, and sites may qualify for designation as a historical resource upon further analysis. Because discretionary projects associated with the proposed program have not been defined, mitigation measures to reduce the level of significant impact cannot be feasibly defined. Furthermore, ministerial projects are not subject to environmental review and may result in significant and unavoidable impacts to historical resources.

Element 1 – Green Zone Districts

Green Zone Districts would result in potential impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5. There are no known historical resources located in land use zoning designations that are affected by the Green Zone Districts. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines.

Construction

Currently the zoning and land use designations for the 11 Green Zone Districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2 (heavy manufacturing) to M-1 (light manufacturing), resulting in less intense industrial zones. Similarly, as part of the General Plan Amendment Revisions, ~~14 45~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation, which would allow a less intense industrial use. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to ~~an SPR Ministerial Site Plan Review~~ or a CUP. The new development standards would apply to specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). Construction activities within the Green Zone Districts may result in a significant and unavoidable substantial adverse change to historical resources. Existing industrial facilities in the proposed program area have not been previously identified as historical resources; however, 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 proposed program have not been defined, mitigation measures to reduce the level of significant impact cannot be feasibly defined. Furthermore, ministerial projects are not subject to environmental review and may result in significant and unavoidable impacts to historical resources. Therefore, construction activities in the Green Zone Districts may result in a significant and unavoidable substantial adverse change to a historical resource.

Operations

The proposed program requires the non-conforming uses to come into compliance with the Green Zone Ordinance within 3, 5, or 7 years of adoption. During operation, there would be no construction or ground disturbance and no potential for discovery of cultural resources.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other

properties would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the CEQA Guidelines as a result of operations.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses may result in significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining legally-established, existing, industrial, recycling or solid waste, or vehicle-related uses.

Construction

The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2), which would result in ground disturbance. ~~As discussed in Section III, implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130), which would result in ground disturbance.~~ Existing industrial facilities Existing sites where new sensitive uses may be constructed within the proposed program area have not been previously identified as historical resources; however, 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. Therefore, the new development standards for New Sensitive Uses may 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 the CEQA Guidelines Section 15064.5 as a result of construction activities.

Operations

These measures would be required where the Green Zones Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5 because no construction activities would occur as a result of operations.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, may result in significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5. The County currently regulates recycling facilities as junk and salvage, in which those facilities and solid waste facilities are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in Los Angeles County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as

well as all industrial zones would be required to comply with California Resources Recycling and Recovery Department (CalRecycle) requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. Feasible mitigation measures to reduce impacts to historical resources may be identified through the permitting process. However, because projects associated with the proposed program have not been identified, the level of significant impact to historical resources may remain significant and avoidable with implementation of feasible mitigation measures. Therefore, the new development standards for recycling and waste management revisions would 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 the CEQA Guidelines Section 15064.5 as a result of the recycling and waste management zoning revisions.

Construction

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ Therefore, Element 3 may result in impacts to cultural resources related to the significance of historical resources. These uses would be constructed on existing parking lots. The construction of a recycling collection center or compliance with development standards may substantially alter the existing conditions such that historical resources would be impacted. Existing industrial facilities within the proposed program area have not been previously identified as historical resources; however, 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. Therefore, the new development standards for recycling and waste management revisions may 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 the CEQA Guidelines Section 15064.5 as a result of construction activities.

Operational

~~The Supermarket Accessory Recycling Collection Centers revisions~~ Element 3 would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines § 15064.5 because no construction activities would occur. Therefore, the new development standards for Recycling and Waste Management Revisions would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5 as a result of operations.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions may result in impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5.

Construction

Any new development or expansion of existing development would be 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. New development or expansion of existing development may directly or indirectly impact the integrity of a historical resource through material destruction or alteration of character-defining features of a building, structure, object, or site. The implementation of these measures may differ substantially from existing conditions when expansion or new construction is proposed. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions may result in significant impacts to historical resources pursuant to Section 15064.5 of the CEQA Guidelines.

Operations

The operation of storage enclosures for recycling and solid waste revisions would not result in impacts to historical resources because no construction activities would occur.

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

The proposed program would result in potentially significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. Due to the size of the proposed program area, a cultural resource records search was not completed at the South Central Coastal Information Center (SCCIC), and the locations of previously recorded archaeological resources are unknown. Additionally, unknown archaeological resources may be located in the proposed program area. Incompatible land uses and development can adversely affect unknown or previously unrecorded archaeological resources by degrading 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 development that removes or demolishes significant character-defining features of existing buildings, structures, objects, sites, or cultural landscapes. The improvements that would be required pursuant to the proposed program have the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines.

The potential for impacts to archaeological resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts were evaluated (please see Section III, *Project Description*; Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment resources in relation to causing a substantial adverse change in the significance of an archaeological resource 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 (see Table III.E-2).

The proposed program requires the non-conforming uses to come into compliance with the Green Zone Ordinance within 3, 5, or 7 years of adoption. During operation, there would be no construction or ground disturbance and no potential for discovery of archaeological resources.

Element 1 – Green Zone Districts

Green Zone Districts would result in potentially significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource as defined in the CEQA Guidelines Section 15064.5. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. The zoning change in the proposed program would yield a less intense industrial use; however, construction-related activities may adversely affect archaeological resources.

Construction

Currently the zoning and land use designations for the 11 Green Zone Districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a zone change from M-2 (heavy manufacturing) to M-1 (light manufacturing), resulting in less intense industrial zones. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ 15 of the ~~27~~ 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation, which would allow a less intense industrial use. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). Construction activities within the Green Zone Districts may adversely affect the integrity of sites, resulting in a significant and unavoidable substantial adverse change to archaeological resources. Because discretionary projects associated with the proposed program have not been defined, mitigation measures to reduce the level of significant impact cannot be feasibly defined. Ministerial projects are not subject to environmental review and may result in significant and unavoidable impacts to archaeological resources. Therefore, construction activities in the Green Zone Districts may result in a significant and unavoidable substantial adverse change to an archaeological resource.

Operations

The proposed program requires the nonconforming uses to come into compliance with the Green Zone Ordinance within 3, 5, or 7 years of adoption. During operation, there would be no construction or ground disturbance and no potential for discovery of archaeological resources. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines as a result of operations.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses may result in potentially significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource as defined in the CEQA Guidelines § 15064.5. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located~~. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. Construction activities associated with new sensitive uses may result in earth-moving activities in native soils, which may result in a substantial adverse change to an archaeological resource.

Construction

The proposed program includes standards for requiring the use of solid wall screening, expanded landscaping buffers between incompatible uses, standards for windows, placement of balconies, and air filtration devices (see Table III.E-2). ~~As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls,~~

~~signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~

These measures would be required where the Green Zone 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would be minor additions to existing industrial land uses. Surficial resources are not likely to be encountered; however, there is a potential to encounter intact buried archaeological deposits interred at shallow depths at project locations where ground disturbance is expected to occur. 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, may result in impacts to archaeological resources. Therefore, the New Sensitive Uses may 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 Section 15064.5 of the CEQA Guidelines.

Operations

These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5, because no construction activities would occur as a result of operations.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions may result in impacts to in relation to causing a substantial adverse change to an archaeological resource. As discussed in Section III, the Recycling and Waste Management Revisions consist of the inclusion of permitting requirements and development standards for specific uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. ~~Additionally, the Recycling and Waste Management Revisions include prohibitions on areas where certain specific uses would be prohibited including HMAs, SEAs, VHFHSZs, and in some cases ARAs.~~ The County of Los Angeles currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. Implementation of development standards for the Recycling and Waste Management Revisions would likely result in ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping and result in a maximum extent of approximately 6 feet of ground disturbance. Therefore, the new development standards for Recycling and Waste Management Revisions may result in potential significant and unavoidable impacts to cultural resources related to causing a substantial adverse change to an archaeological resource through ground disturbing activities in native undisturbed soils.

Construction

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHPHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ Implementation of development standards for the Recycling and Waste Management Revisions would likely result in ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping and result in a maximum extent of approximately 6 feet of ground disturbance. Therefore, the new development standards for Recycling and Waste Management Revisions may result in potential significant and unavoidable impacts to cultural resources related to causing a substantial adverse change to an archaeological resource through ground disturbing activities in native undisturbed soils.

The Supermarket Accessory Recycling Collection Centers revisions may cause a substantial adverse change to an archaeological resource. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in Los Angeles County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones.

Operations

~~The Supermarket Accessory Recycling Collection Centers revisions~~ Element 3 would result in no impacts to cultural resources during operations in relation to causing a substantial adverse change in the significance of an archaeological resource as defined in the CEQA Guidelines § 15064.5 because no construction activities would occur.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions may result in significant impacts to cultural resources as it relates to causing a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Ground disturbance is expected to reach depths of approximately 6 feet or greater; therefore, excavation associated with the program developments may reach native undisturbed soils that contain buried archaeological deposits.

Construction

Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. New development or expansion of existing development may directly or indirectly impact the integrity of an archaeological resource through material destruction or alteration of character-defining features of a building, structure, object, or site. The implementation of these measures may differ substantially from existing conditions when expansion or new

construction is proposed. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions may result in impacts to archaeological resources. The improvements that would be required pursuant to the proposed program have the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines.

Implementation of the improvements required pursuant to the development standards for the Green Zones Program, Recycling and Waste Management Revisions, and Supermarket Recycling Center Revisions would require ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping. Ground disturbance is expected to reach depths of approximately 6 feet or greater; therefore, excavation associated with the program developments may reach native undisturbed soils that contain buried archaeological deposits. Therefore, the proposed program would have the potential to 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 Section 15064.5 of the CEQA Guidelines.

Operations

The operation of storage enclosures for recycling and solid waste revisions would not result in impacts to archaeological resources because no construction activities would occur.

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

The proposed program may result in significant impacts in regard to directly or indirectly destroying a unique paleontological resource or site or unique geologic figure. The potential for impacts to paleontological resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts, are evaluated (please see Section III, Table III.E-1, and Table III.E-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment to paleontological resources 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 (see Table III.E-2).

Element 1 – Green Zone Districts

Green Zone Districts may impact paleontological resources as related to destroying a unique paleontological resource, site, or unique geologic feature directly or indirectly. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties may impact paleontological resource as related to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature during earth-moving activities in native undisturbed soils. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements.

Construction

In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 45~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within

a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses.

As stated in the Conservation and Open Space Element of the County General Plan, the area subject to the proposed program consists of stationary sources of pollution near sensitive uses in the Los Angeles Basin. These communities are located within highly urbanized areas of Los Angeles County and have undergone significant development, resulting in significant ground disturbance throughout the Green Zone Districts area. Implementation of development standards for the Green Zones Program would 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. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties may result in potential significant impacts to cultural resources related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature.

Operations

During operation, there would be no construction or ground disturbance and no potential for discovery of paleontological resources.

Element 2 – New Sensitive Uses

The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~

These measures would be required where the Green Zone 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would be minor additions to existing industrial land uses. Surficial resources are not likely to be encountered; however, there is a potential to encounter intact buried paleontological deposits interred at shallow depths at project locations where ground disturbance is expected to occur. 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, may result in impacts to paleontological resources in relation to causing a substantial adverse change in the significance of a resource. Therefore, the new development standards for New Sensitive Uses may result in significant and unavoidable impacts to cultural resources in relation to causing a substantial adverse change in the significance pursuant to Section 15064.5 of the CEQA Guidelines.

Construction

The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Green Zone Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling

or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses.

As stated in the Conservation and Open Space Element of the County General Plan, the proposed program site consists of stationary sources of pollution near sensitive uses in the Los Angeles Basin. These communities are located within highly urbanized areas of Los Angeles County, and have undergone significant development, resulting in significant ground disturbance throughout the New Sensitive Uses Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses area. Implementation of development standards for the Green Zones Program would likely result in ground disturbance particularly with regards to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping. These modifications are expected to result in a maximum depth of approximately 6 feet of ground disturbance. 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 may result in potential impacts to paleontological resources related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature through ground disturbing activities in native undisturbed soils. Therefore, the new development standards for New Sensitive Uses may result in potential significant and unavoidable impacts to cultural resources related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature through ground disturbing activities.

Operations

During operation, there would be no construction or potential for discovery of paleontological resources. Therefore, the New Sensitive Uses would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance pursuant to CEQA Guidelines Section 15064.5 as a result of operations.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions may result in impacts to in relation to destroying a unique paleontological resource, site, or unique geologic features directly or indirectly. As discussed in Section III, the Recycling and Waste Management Revisions consist of the inclusion of permitting requirements and development standards for Specific Uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. ~~Additionally, the Recycling and Waste Management Revisions include prohibitions on areas where certain specific uses would be prohibited including HMAs, SEAs, VHFHSZs, and in some cases ARAs.~~ Implementation of development standards for the Recycling and Waste Management Revisions would likely result in ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping and result in a maximum extent of approximately 6 feet of ground disturbance. The County of Los Angeles currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. Therefore, the new development standards for Recycling and Waste Management Revisions may result in potential significant and unavoidable impacts to cultural resources related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature through ground disturbing activities in native undisturbed soils.

Construction

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMA, SEA, and VHFHSZ. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARA.~~ Implementation of development standards for the Recycling and Waste Management Revisions would

likely result in ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping and result in a maximum extent of approximately 6 feet of ground disturbance. Therefore, impacts to Recycling and Waste Management Revisions may destroy a unique paleontological resource, site, or unique geologic features directly or indirectly through ground-disturbing activities.

The Supermarket Accessory Recycling Collection Centers revisions may destroy a unique paleontological resource, site, or unique geologic features directly or indirectly. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in Los Angeles County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones.

Operations

The ~~Supermarket Accessory Recycling Collection Centers revisions~~ Element 3 would result in no impacts to paleontological resources during operations in relation to causing a substantial adverse change in significance as defined in the CEQA Guidelines § 15064.5 because no construction activities would occur.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions may result in impacts in relation to destroying a unique paleontological resource or unique geologic feature through ground-disturbing activities. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. Therefore, the new development standards for Storage Enclosures for Recycling and Solid Waste Revisions may result in potential significant and unavoidable impacts to cultural resources related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature through ground disturbing activities.

Construction

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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Any construction resulting from compliance with development standards may substantially alter the existing conditions for existing industrial uses such that impacts to unique paleontological resources or unique geologic features would occur. The construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing land uses. However, ground disturbing-activities in native undisturbed soils may occur for the construction of new storage enclosures for recycling and sold waste. Therefore, direct or indirect significant and unavoidable impacts to a unique paleontological resource or unique geologic features could occur.

Operations

The operation of storage enclosures for recycling and solid waste revisions would not result in impacts to paleontological resources because no construction activities would occur.

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

The proposed program would result in less than significant impacts in relation to disturbing human remains, including those interred outside of dedicated cemeteries. The potential for impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section III, Table III.E-1, and Table III.E-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, 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 (see Table III.E-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The land use zoning designation affected by the Green Zone Districts does not contain any formal cemeteries and a review of historic topographic maps and state registries does not indicate a presence of informal interment sites. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. Compliance with California Health and Safety Code Section 7050.5 would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with California Health and Safety Code Section 7050.5 would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains.

Construction

In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 45~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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. The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would be minor additions to existing industrial land uses. As a result, ground disturbance, although minimal excavation may reach depths of as much as 6 feet or potentially more in which interments at shallow depths could be encountered, may result in the inadvertent find of human remains in an informal cemetery.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties could potentially impact human remains as it relates to the disturbance of any human remains, including those interred outside of dedicated cemeteries. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with NAGPRA and California Health and Safety Code § 7050.5 would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with government code would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance.

Operations

During operation, there would be no construction or ground disturbance and no potential for discovery of human remains. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to human remains in relation to causing a substantial adverse change pursuant to Section 15064.5 of the CEQA Guidelines as a result of operations.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The land use zoning designation affected by the new sensitive uses standards does not contain any formal cemeteries and a review of historic topographic maps and State registries does not indicate a presence of informal interment sites. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

Construction

The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Green Zone Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the implementation of these

measures would not differ substantially from existing conditions, such that they would be minor additions to existing industrial land uses. As a result, ground disturbance, although minimal excavation may reach depths of as much as 6 feet or potentially more in which interments at shallow depths could be encountered, may result in the inadvertent find of human remains in an informal cemetery. 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, would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations.

Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses could potentially impact human remains as it relates to the disturbance of any human remains, including those interred outside of dedicated cemeteries. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with NAGPRA and California Health and Safety Code § 7050.5 would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with government code would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance.

Operations

During operation, there would be no construction or potential for discovery of human remains. Therefore, the new development standards for New Sensitive Uses would result in no impacts to human remains as defined in the CEQA Guidelines Section 15064.5 as a result of operations.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements.

Construction

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ Therefore, impacts to Recycling and Waste Management Revisions would be minimal and would not substantially alter the existing conditions for existing industrial uses such that human remains, including those interred outside of dedicated cemeteries, would be impacted. These revisions would not affect the significance of human remains, including those interred outside of dedicated cemeteries. Given that they are not recycling or waste facilities, organic waste processing facilities would not be expected to impact human remains, including those interred outside of dedicated cemeteries. There are 12 known dedicated cemeteries located within the proposed program area; therefore, no impacts to dedicated cemeteries will occur as a result of the proposed program. However, ground disturbance may impact human remains interred outside of dedicated cemeteries.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The land use zoning designation effected by the Supermarket Accessory Recycling Collection Centers does not contain one formal cemetery and a review of historic topographic maps and State registries do not indicate a presence of informal interment sites. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include one parking stall for every 250 square feet of area; any facility larger than 250 square feet of area shall be required to have fencing or walls for screening purposes, containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. These revisions would not affect the significance of human remains, including those interred outside of dedicated cemeteries. Given that they are not recycling or waste facilities, supermarket recycling facilities would not be expected to impact human remains, including those interred outside of dedicated cemeteries.

Compliance with NAGPRA and California Health and Safety Code § 7050.5 would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with government code would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance.

Operations

~~The Supermarket Accessory Recycling Collection Centers revisions~~ Element 3 would result in no impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, because no construction activities would occur. Therefore, the new development standards for recycling and waste management revisions would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5 as a result of operations.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in.

Construction

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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Any construction resulting from compliance with development standards may alter the existing conditions for existing industrial uses such that human remains, including those interred outside of dedicated cemeteries, would be impacted. However, compliance with NAGRPA and California Health and Safety Code § 7050.5 would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with government code would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is less than significant.

Operations

The operation of storage enclosures for recycling and solid waste revisions would not result in impacts to human remains because no construction activities would occur. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to human remains pursuant to Section 15064.5 of the CEQA Guidelines through operations,

5. CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, this PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, this PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger Los Angeles County region surrounding it.

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

The proposed program is expected to contribute to cumulative impacts to historical resources. Sensitive uses would be brought into compliance with the proposed program within a period of 3, 5, or 7 years. Based upon current analysis and reasonably foreseeable projects, significant impacts may occur to historical resources as a result of the proposed program. As discretionary projects are defined in the future, a project level CEQA review will be conducted to evaluate the project's potential impacts to historical resources and identify feasible mitigation measures, as appropriate. Ministerial projects are not subject to review under CEQA and may result in significant impacts to historical resources. Therefore, projects associated with the proposed program may contribute to a cumulative impact to historical resources.

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

The proposed program is expected to contribute to cumulative impacts to archaeological resources. Sensitive uses would be brought into compliance with the proposed program within a period of 3, 5, or 7 years. Based upon current analysis and reasonably foreseeable projects, significant impacts may occur to archaeological resources as a result of the proposed program. As discretionary projects are defined in the future, a project level CEQA review will be conducted to evaluate the project's potential impacts to archaeological resources and identify feasible mitigation measures, as appropriate. Ministerial projects are not subject to review under CEQA and may result in significant impacts to archaeological resources. Therefore, projects associated with the proposed program may contribute to a cumulative impact to archaeological resources.

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

The proposed program is expected to contribute to cumulative impacts to paleontological resources. Sensitive uses would be brought into compliance with the proposed program within a period of 3, 5, or 7 years. Based upon current analysis and reasonably foreseeable projects, impacts may occur to paleontological resources as a result of the proposed program. As discretionary projects are defined in the future, a project level CEQA review will be conducted to evaluate the project's potential impacts to paleontological resources and identify feasible mitigation measures, as appropriate. Ministerial projects are not subject to review under CEQA and may result in significant impacts to paleontological resources. Therefore, projects associated with the proposed program may contribute to a cumulative impact to paleontological resources.

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

The proposed program is not expected to contribute to cumulative impacts to human remains. Sensitive uses would be brought into compliance with the proposed program within a period of 3, 5, or 7 years. Based upon current analysis and reasonably foreseeable projects, compliance with existing regulations would reduce potential impacts to human remains to below the level of significance. Therefore, the proposed program would result in less than significant impacts in relation to disturbing human remains.

6. MITIGATION MEASURES

As stated above, no feasible mitigation measures are currently available to reduce impacts to less than significant level for historical, archaeological, or paleontological resources. Consequently, impacts would be significant and unavoidable.

Mitigation would not be required in relation to disturbance of human remains.

7. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts to cultural resources resulting from implementation of the proposed program would be significant and unavoidable in relation to historical, archaeological, and paleontological resources.

Impacts would be less than significant to cultural resources in relation to disturbance of human remains.

IV. ENVIRONMENTAL IMPACT ANALYSIS

D. HAZARDS AND HAZARDOUS MATERIALS

1. INTRODUCTION

This analysis is undertaken to determine if the Green Zones Program (proposed program) may have a significant impact to hazards and hazardous materials in accordance with the State California Environmental Quality Act (CEQA) Guidelines.¹ The goal of the analysis is to identify the potential for significant impacts and assess the feasibility of mitigation measures to avoid or minimize significant impacts related to hazards and hazardous materials to a less than significant level. This analysis has been prepared as an information disclosure document for the public, stakeholders, and other agencies, and to support the County of Los Angeles (County), in their capacity as the Lead Agency pursuant to CEQA. As identified through the scoping process, the County has the sole discretionary land use with respect to the proposed program and will use this Program Environmental Impact Report (PEIR) to inform their decision-making process. The scope of the analysis considers potential for the project to adversely affect hazards and hazardous materials 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.

Hazards and hazardous materials were evaluated with regard to federal laws guidelines including the Occupational Safety and Health Act; Hazardous Materials Transportation Act; Resource Conservation and Recovery Act; Comprehensive Environmental Response; Compensation and Liability Act; Emergency Planning and Community Right-To-Know Act; Federal Emergency Management Act; and County regulations and guidelines including Los Angeles County Code, Title 11 – Health and Safety; the Los Angeles County General Plan 2035 (County General Plan); Land Use Plan; and Health and Safety Plan. This PEIR includes a list of commonly used abbreviations, acronyms, and useful working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

2. ENVIRONMENTAL SETTING

Hazardous materials are commonly encountered during construction activities. Hazardous materials typically require special handling, reuse, and disposal because of their potential to harm human health and the environment. The California Health and Safety Code defines a hazardous material as:

A material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.

“Hazardous materials” include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (Cal. Health and Safety Code Section 25501).

Hazardous materials refer generally to hazardous substances that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are used in products (e.g., household cleaners, industrial solvents, paint, pesticides, etc.) and in the manufacturing of products (e.g., electronics, newspapers, plastic products, etc.). Hazardous materials can include petroleum, natural gas, synthetic gas, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses; businesses; hospitals; and households. Accidental releases of hazardous materials have a variety of causes, including highway incidents, warehouse fires, train derailments, shipping accidents, and industrial incidents. The term “hazardous materials” as used in this section include all materials defined in the California Health and Safety Code (H&SC).

“Hazardous materials” include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the unified program agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.” The term includes chemicals regulated by the United States Department of Transportation (DOT), the United States Environmental Protection Agency (U.S. EPA), the California Department of Toxic Substances (DTSC), the California Governor’s Office of Emergency Services, and other agencies as hazardous materials, wastes, or substances. “Hazardous waste” is any hazardous material that has been discarded,

¹ California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

except those materials specifically excluded by regulation. Hazardous materials that have been intentionally disposed of or inadvertently released fall within the definition of “discarded” materials and can result in the creation of hazardous waste. Hazardous wastes are broadly characterized by their ignitability, toxicity, corrosivity, reactivity, radioactivity, or bioactivity. Federal and state hazardous waste definitions are similar but contain enough distinctions that separate classifications are in place for federal Resource Conservation and Recovery Act (RCRA) hazardous wastes and state non-RCRA hazardous wastes. Hazardous wastes require special handling and disposal because of their potential to impact public health and the environment. Some materials are designated “acutely” or “extremely” hazardous under relevant statutes and regulations.

A. REGULATORY FRAMEWORK

Hazardous materials and wastes can pose a significant actual or potential hazard to human health and the environment when improperly treated, stored, transported, disposed of, or otherwise managed. Many federal, state, and local programs that regulate the use, storage, and transportation of hazardous materials and hazardous waste are in place to prevent these unwanted consequences. These regulatory programs are designed to reduce the danger that hazardous substances may pose to people and businesses under normal daily circumstances and as a result of emergencies and disasters.

(1) Federal

Occupational Safety and Health Act of 1970

The Occupational Safety and Health Act (29 Code of Federal Regulations [CFR] Parts 70 to 2400), which is implemented by the Federal Occupational Safety and Health Administration (OSHA), contains provisions with respect to hazardous materials handling. Federal OSHA requirements, as set forth in 29 CFR Section 1910 et seq., are designed to promote worker safety, worker training, and a worker’s right-to-know. In California, OSHA has delegated the authority to administer OSHA regulations to the State of California.

Hazardous Materials Transportation Act of 1975

The Hazardous Materials Transportation Act (Title 49 U.S. Code [USC] Sections 5101–5127) is the principal federal law regulating the transportation of hazardous materials. Its purpose is to “protect against the risks to life, property, and the environment that are inherent in the transportation of hazardous material in intrastate, interstate, and foreign commerce” under the authority of the U.S. Secretary of Transportation. Regulations implementing the Hazardous Materials Transportation Act of 1975 specify additional requirements and regulations with respect to the transport of hazardous materials. For example, the Act requires that every employee who transports hazardous materials receive training to recognize and identify hazardous materials and become familiar with hazardous materials requirements. Drivers are also required to be trained in function and commodity specific requirements.

Resource Conservation and Recovery Act (RCRA)

The RCRA of 1976 (42 USC 2) was the first major federal act regulating the potential health and environmental problems associated with hazardous and nonhazardous solid waste. RCRA and the implementation regulations developed by the U.S. EPA provide the general framework for the national hazardous and nonhazardous waste management systems. This framework includes the determination of whether hazardous wastes are being generated, techniques for tracking wastes to eventual disposal, and the design and permitting of hazardous waste management facilities.

RCRA amendments enacted in 1984 and 1986 began the process of eliminating land disposal as the principal hazardous waste disposal method. Hazardous waste regulations promulgated in 1991 address site selection, design, construction, operation, monitoring, corrective action, and closure of disposal facilities. Additional regulations addressing solid waste issues are contained in 40 CFR, Part 258.

Hazardous Materials Transportation Act (HMTA)

Enacted in 1975, the HMTA (49 USC 51, Sections 5101 et seq.) is the principal federal law regulating the transportation of hazardous materials. Its purpose is to “protect against the risks to life, property, and the environment that are inherent in the transportation of hazardous material in intrastate, interstate, and foreign commerce” under the authority of the U.S. Secretary of Transportation.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)

CERCLA (1980; 42 USC Sections 1906 et seq.), also known as the Superfund Act, outlines the potential liability related to the cleanup of hazardous substances; available defenses to such liability; appropriate inquiry into site status under Superfund, which is the federal government's program to clean up the nation's uncontrolled hazardous waste sites; statutory definitions of hazardous substances and petroleum products; and the petroleum product exclusion under CERCLA. CERCLA provides broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA establishes requirements concerning closed and abandoned hazardous waste sites, provides for liability of persons responsible for releases of hazardous waste at these sites, and establishes a trust fund to provide for cleanup when no responsible party can be identified. CERCLA also establishes the National Contingency Plan (NCP), which provides guidelines and procedures necessary to respond to releases and threatened releases of hazardous substances.

Emergency Planning and Community Right-to-Know Act (EPCRA)

The EPCRA of 1986 (42 USC 116, Sections 9601 et seq.) was created to help communities plan for emergencies involving hazardous substances. EPCRA requires hazardous chemical emergency planning by federal, state, and local governments; Native American tribes; and industry. It also requires industry to report on the storage, use, and releases of hazardous chemicals to federal, state, and local governments.

Superfund Amendment and Reauthorization Act (SARA), Title III

SARA, Title III, of 1986 is the Emergency Planning and Community Right-to-Know Act (40 CFR Parts 350– 372). Facilities are required to report the following items on U.S. EPA Form R, the Toxic Chemical Release Inventory Reporting Form: facility identification, off-site locations where toxic chemicals are transferred in wastes, chemical-specific information, and supplemental information.

Form R requires a facility to list the hazardous substances that are handled on-site and to account for the total aggregate releases of listed toxic chemicals for the calendar year. Releases to the environment include emissions to the air, discharges to surface water, and on-site releases to land and underground injection wells.

Robert T. Stafford Disaster Relief and Emergency Assistance Act, as Amended, and Related Authorities

The Robert T. Stafford Disaster Relief and Emergency Assistance Act (Public Law 100-707), signed into law on November 23, 1988, amended the Disaster Relief Act of 1974 (Public Law 93-288). The Stafford Act constitutes the statutory authority for most federal disaster response activities especially as they pertain to the Federal Emergency Management Agency (FEMA) and FEMA programs.

Disaster Mitigation Act (DMA) of 2000

DMA 2000 (Public Law 106-390) provides the legal basis for FEMA mitigation planning requirements for state, local and Indian Tribal governments as a condition of mitigation grant assistance. DMA 2000 amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act by repealing the previous mitigation planning provisions and replacing them with a new set of requirements that emphasize the need for state, local, and Indian Tribal entities to closely coordinate mitigation planning and implementation efforts. The requirement for a state mitigation plan is continued as a condition of disaster assistance, adding incentives for increased coordination and integration of mitigation activities at the state level through the establishment of requirements for two different levels of state plans. DMA 2000 also established a new requirement for local mitigation plans and authorized up to 7 percent of HMGP funds available to a state for development of state, local, and Indian Tribal mitigation plans.

FEMA Regulation

FEMA's mission is to reduce the loss of life and property and protect communities nationwide from all hazards, including natural disasters, acts of terrorism, and other man-made disasters. FEMA leads and supports the nation in a risk-based, comprehensive emergency management system of preparedness, protection, response, recovery and mitigation.

In March 2003, FEMA became a department of the U.S. Department of Homeland Security (DHS), pursuant to 44 CFR, Chapter 1 Part 201. The primary mission of FEMA is to reduce the loss of life and property and protect the nation from all hazards,

including natural disasters, acts of terrorism, and other human-made disasters, by leading and supporting the nation in a risk-based, comprehensive emergency management system of preparedness, protection, response, recovery, and mitigation. SCAG is under the jurisdiction of FEMA Region 9, which covers Arizona, California, Hawaii, Nevada, Guam, American Samoa, Commonwealth of Northern Mariana Islands, Republic of Marshall Islands, Federated State of Micronesia, and more than 150 sovereign tribal entities. In Southern California, FEMA Region 9 specifically plans for hazards such as major earthquakes and wildfires. A catastrophic earthquake could result in 1,800 fatalities, 9 million people displaced, and \$200 billion in losses.

Presidential Policy Directive 8: National Preparedness

The National Response Framework (NRF) is an essential component of the National Preparedness System mandated in Presidential Policy Directive 8: National Preparedness (PPD-8). PPD-8 is aimed at strengthening the security and resilience of the United States through systematic preparation for the threats that pose the greatest risk to the security of the Nation. PPD-8 defines five mission areas—Prevention, Protection, Mitigation, Response, and Recovery—and mandates the development of a series of policy and planning documents to explain and guide the Nation’s collective approach to ensuring and enhancing national preparedness. The NRF presents the guiding principles that enable all response partners to prepare for and provide a unified national response to disasters and emergencies. It establishes a comprehensive, national, all-hazards approach to domestic incident response. The National Response Plan was replaced by the NRF effective March 22, 2008 and updated May 2013. The NRF defines the principles, roles, and structures that organize response protocols as a nation. The NRF

- Describes how communities, tribes, states, the federal government, private-sectors, and nongovernmental partners work together to coordinate national response;
- Describes specific authorities and best practices for managing incidents; and
- Builds upon the National Incident Management System (NIMS), which provides a consistent template for managing incidents.

Title 40 – Protection of Environment, Chapter I - Environmental Protection Agency (Continued) CFR Part 68 – Chemical Accident Prevention Provisions

This part sets forth the list of regulated substances and thresholds, the petition process for adding or removing substances to the list of regulated substances, the requirements for owners or operators of stationary sources concerning the prevention of accidental releases, and the state accidental release prevention programs approved under Section 112(r).

(2) State

Hazardous Waste Control Law of 1972

The Hazardous Waste Control Act (Health and Safety Code Sections 25100 et seq.) created the state hazardous waste management program, which is similar to but more stringent than the federal RCRA program. The Act is implemented by regulations contained in Title 26 of the California Code of Regulations (CCR), which describes the following required aspects for the proper management of hazardous waste: identification and classification; generation and transportation; design and permitting of recycling, treatment, storage, and disposal facilities; treatment standards; operation of facilities and staff training; and closure of facilities and liability requirements. These regulations list more than 800 materials that may be hazardous and establish criteria for identifying, packaging, and disposing of such waste. Under the Hazardous Waste Control Act and Title 26, the generator of hazardous waste must complete a manifest that accompanies the waste from generator to transporter to the ultimate disposal location. Copies of the manifest must be filed with DTSC.

Hazardous Materials Release Response Plans and Inventory Law of 1985

The Hazardous Materials Release Response Plans and Inventory Law of 1985 (Business Plan Act; Health and Safety Code (HSC) Division 20 Chapter 6.95 [25500–25547.8]) governs hazardous materials handling, reporting requirements, and local agency surveillance programs.

California Disaster Assistance Act (CDAA)

The California Disaster Assistance Act (CDAA; CCR Title 19, Chapter 6) authorizes the Director of the California Governor's Office of Emergency Services (Cal OES) to administer a disaster assistance program that provides financial assistance from the state for costs incurred by local governments as a result of a disaster event. Funding for the repair, restoration, or replacement of public real property damaged or destroyed by a disaster is made available when the Director concurs with a local emergency proclamation requesting state disaster assistance.

Hazardous Substances Account Act (State Superfund) (HSC Sections 25300–25301)

Chapter 6.8 of the California Health and Safety Code requires the DTSC to include “the largest manageable number” of potentially responsible parties (PRPs) in any cleanup order that applies to a multiple PRP site after considering certain factors, including the adequacy of the evidence of each PRP's liability, the financial viability of each PRP, and the degree to which each PRP contributed to the release of hazardous substances at the site.

California Vehicle Code

The California Vehicle Code (Title 13 of the CCR) establishes regulations for motor carrier transport of hazardous materials. For example, all motor carrier transporters of hazardous materials are required to have a Hazardous Materials Transportation license issued by the California Highway Patrol. In addition, placards identifying that hazardous materials are being transported must be displayed on the vehicle.

California Health and Safety Code

The transport of hazardous waste materials is further governed by California Health and Safety Code Section 25163 and Title 22, Chapter 13, of the CCR. Specifically, Section 25163 of the Health and Safety Code requires transporters of hazardous waste to hold a valid registration issued by the DTSC in his/her possession while transporting hazardous waste. Additionally, Title 22, Chapter 13, of the CCR includes a number of requirements, which include, but are not limited to, the following:

- Transporters shall not transport hazardous waste without first receiving an identification number and a registration certificate from DTSC;
- Registration as a hazardous waste transporter expires annually, on the last day of the month in which the registration was issued;
- To be registered as a hazardous waste transporter, an application must be submitted;
- Hazardous waste shall not be accepted for transport without a Uniform Hazardous Waste Manifest that has been properly completed and signed by generator and transporter; and
- Hazardous waste shall be delivered to authorized facilities only.

California Emergency Services Act (AB 38)

AB 38 gave Cal EMA responsibility for overseeing and coordinating emergency preparedness, response, recovery, and homeland security activities in the state. The Governor's Office of Emergency Services (OES) mission statement is “Protect lives and property, build capabilities, and support our communities for a resilient California.” OES goals include:

- Goal 1.** Anticipate and enhance prevention and detection capabilities to protect our State from all hazards and threats.
- Goal 2.** Strengthen California's ability to plan, prepare for, and provide resources to mitigate the impacts of disasters, emergencies, crimes, and terrorist events.
- Goal 3.** Effectively respond to and recover from both human-caused and natural disasters.
- Goal 4.** Enhance the administration and delivery of all state and federal funding, and maintain fiscal and program integrity.
- Goal 5.** Develop a united and innovative workforce that is trained, experienced, knowledgeable, and ready to adapt and respond.
- Goal 6.** Strengthen capabilities in public safety communication services and technology enhancements.

2013 State Hazard Mitigation Plan (SHMP)

Approved by FEMA on September 30, 2013, as an Enhanced State Mitigation Plan, the 2013 SHMP update continues to build upon California's commitment to reduce or eliminate the impacts of disasters caused by natural, technological, accidental, and adversarial/human-caused hazards, and further identifies and documents progress made in hazard mitigation efforts, new or revised state and federal statutes and regulations, and emerging hazard conditions and risks that affect the State of California. Resilience depends on the whole community and is a shared responsibility for all levels of government, private and nonprofit sectors, and individuals.

Hazardous Materials Release Cleanup (Assembly Bill [AB] 440 Chapter 588)

AB 440 Chapter 588, passed into law in 2013, authorizes a local agency to take clean-up action similar to that under the Polanco Redevelopment Act that the local agency determines is necessary, consistent with other state and federal laws, to remedy or remove a release of hazardous substances within the boundaries of the local agency. AB 440 allows the local agency to designate another agency, in lieu of the department or the regional board, to review and approve a cleanup plan and to oversee the cleanup of hazardous material from a hazardous material release site, under certain conditions. It also provides immunity to the local agency as long as the action is in accordance with a cleanup plan prepared by a qualified independent contractor, and approved by the department, a regional board, or the designated agency, and the cleanup is undertaken and properly completed. Finally, AB 440 authorizes the local agency to recover cleanup costs from the responsible party.

Unified Hazardous Waste and Hazardous Materials Management Regulatory Program

The Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program) required the administrative consolidation of six hazardous materials and waste programs (Program Elements) under one agency, a Certified Unified Program Agency (CUPA). The Program Elements consolidated under the Unified Program are Hazardous Waste Generator and On-Site Hazardous Waste Treatment Programs (aka Tiered Permitting); Aboveground Petroleum Storage Tank Spill Prevention Control and Countermeasure Plan (SPCC); Hazardous Materials Release Response Plans and Inventory Program (aka Hazardous Materials Disclosure or "Community-Right-To-Know"); California Accidental Release Prevention Program (Cal ARP); UST Program; and Uniform Fire Code Plans and Inventory Requirements. The Unified Program is intended to provide relief to businesses complying with the overlapping and sometimes conflicting requirements of formerly independently managed programs. The Unified Program is implemented at the local government level by CUPAs. Most CUPAs have been established as a function of a local environmental health or fire department. Some CUPAs have contractual agreements with another local agency, a participating agency, which implements one or more Program Elements in coordination with the CUPA.

California Accidental Release Prevention Program

The California Accidental Release Prevention Program (CalARP; CCR Title 19, Division 2, Chapter 4.5) was implemented on January 1, 1997, and replaced the California Risk Management and Prevention Program (RMPP). The CalARP program encompasses both the federal "Risk Management Program," established in the Code of Federal Regulations, Title 40, Part 68, and the State of California program, in accordance with the Title 19 of the California Code of Regulations, Division 2, Chapter 4.5.

The main objective of the CalARP program is to prevent accidental releases of those substances determined to potentially pose the greatest risk of immediate harm to the public and the environment, and to minimize the consequences if releases do occur. These substances are called regulated substances and include both flammable and toxic hazardous materials listed on the Federal Regulated Substances for Accidental Release Prevention and on the State of California Regulated Substances lists. Businesses that handle regulated substances in industrial processes above threshold quantity levels are subject to CalARP program requirements.

The CalARP program requires businesses to have planning activities that are intended to minimize the possibility of an accidental release by encouraging engineering and administrative controls. It is further intended to mitigate the consequences of an accidental release, by requiring owners or operators of facilities to develop and implement an accident prevention program.

(3) Regional

Certified Unified Program Agencies (Senate Bill 1082)

Californians are protected from hazardous waste and materials by a unified program that ensures consistency throughout the state in regard to administrative requirements, permits, inspections, and enforcements. The goal of the CUPA is to create a more cohesive, effective, and efficient program. Under the CUPA, application and required submission forms are standardized and consolidated, inspections are combined where possible, annual fees for each program element are merged into a single fee system, and enforcement procedures are made more consistent. The program elements consolidated under the CUPA are

- Hazardous waste generator and onsite hazardous waste treatment programs (a.k.a. Tiered permitting)
- Aboveground petroleum storage tank spill prevention control and countermeasure plan (SPCC)
- Hazardous materials release response plans and inventory program (aka hazardous materials disclosure or community-right-to-know)
- CalARP
- Underground storage tank program (UST)
- Uniform fire code plans and inventory requirements

(4) Local

Los Angeles County Code, Title 11 – Health and Safety

Title 11, Health and Safety, of the Los Angeles (L.A.) County Code contains regulations addressing issues such as public health, hazardous commercial and residential operations, water hazards, and storage of hazardous materials. Division 2, General Hazards, covers a variety of hazardous industrial and residential conditions by providing “minimum standards to safeguard life, limb, safety and public welfare by requiring protections from hazardous bodies of water, wells and other defined excavations and abandoned chests, not presently covered by statutes of the state of California” (L.A. County Code, Section 11.40.020). Division 4, Underground Storage of Hazardous Materials, prevents and controls unauthorized discharges of hazardous materials from underground storage tanks (L.A. County Code, Section 11.72.020).

County General Plan

The Safety Element of the County General Plan, in conjunction with the All-Hazard Mitigation Plan prepared by the Chief Executive Office, Office of Emergency Management, sets strategies for natural and man-made hazards in Los Angeles County. The All-Hazard Mitigation Plan, which has been approved by FEMA and the California Emergency Management Agency (CalEMA), includes a compilation of known and projected hazards in Los Angeles County.

Land Use Element

- Policy LU 1.6: In the review of a project-specific amendment(s) to convert lands within the EPD Overlay to non-industrial land use designations, ensure that the project-specific amendment(s):
 - Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity;
 - Will not negatively impact the productivity of neighboring industrial activities;
 - Is necessary to promote the economic value and the long-term viability of the site; and
 - Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.
- Policy LU 2.9: Utilize the General Plan Land Use Legend and the Hazard, Environmental and Resource Constraints Model to inform the development of land use policy maps.
- Policy LU 3.2: Discourage development in areas with high environmental resources and/or severe safety hazards.
- Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.
- 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.

- Policy LU 7.6: Ensure airport operation compatibility with adjacent land uses through airport land use plans.
- Policy LU 11.6: Ensure that subdivisions in VHFHSZs site open space to minimize fire risks, as feasible.

Safety Element

- Policy S 3.1: Discourage high density and intensity development in VHFHSZs.
- Policy S 3.2: Consider climate change implications in planning for FHSZs.
- Policy S 3.3: Ensure that the mitigation of fire related property damage and loss in FHSZs limits impacts to biological and other resources.
- Policy S 3.4: Reduce the risk of wildland fire hazards through the use of regulations and performance standards, such as fire resistant building materials and vegetation.
- Policy S 3.5: Encourage the use of fire resistant vegetation that is compatible with the area's natural vegetative habitats in fuel modification activities.
- Policy S 3.6: Ensure adequate infrastructure, including ingress, egress, and peak load water supply availability for all projects located in FHSZs.
- Policy S 3.7: Consider siting and design for developments located within FHSZs, particularly in areas located near ridgelines and on hilltops, to reduce the wildfire risk.
- Policy S 3.8: Support the retrofitting of existing structures in FHSZs to help reduce the risk of structural and human loss due to wildfire.
- Policy S 3.9: Adopt by reference the County of Los Angeles Fire Department Strategic Fire Plan, as amended.
- Policy S 4.1: Ensure that residents are protected from the public health consequences of natural or man-made disasters through increased readiness and response capabilities, risk communication, and the dissemination of public information.
- Policy S 4.2: Support County emergency providers in reaching their response time goals.
- Policy S 4.3: Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning.
- Policy S 4.4: Encourage the improvement of hazard prediction and early warning capabilities.

B. EXISTING CONDITIONS

Routine transport, storage, production, use, or disposal of hazardous materials

A hazardous material is defined as any material that, because of quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment (HSC Section 25501(o)). The term "hazardous materials" refers to both hazardous substances and hazardous wastes. Under federal and state laws, any material, including wastes, may be considered hazardous if it is specifically listed by statute as such or if it is toxic (causes adverse human health effects), ignitable (has the ability to burn), corrosive (causes severe burns or damage to materials), or reactive (causes explosions or generates toxic gases). Hazardous wastes are hazardous substances that no longer have practical use, such as materials that have been spent, discarded, discharged, spilled, contaminated, or are being stored until they can be disposed of properly (22 CCR Section 66261.10). Soil that is excavated from a site containing hazardous materials is a hazardous waste if it exceeds specific 22 CCR criteria. While hazardous substances are regulated by multiple agencies, as described in the Regulatory Framework below, cleanup requirements of hazardous wastes are determined on a case-by-case basis according to the agency with lead jurisdiction over the project. Preschools, schools, daycare centers, nursing homes, and hospitals are considered sensitive receptors for hazardous material issues because children and the elderly are more susceptible than adults to the effects of many hazardous materials. There are numerous sensitive receptors located throughout the proposed EWMPs or "program" service area.

The proposed program would affect supermarket recycling collection facilities, industrial uses, and solid waste facilities, which typically involve the use, storage, disposal, and transportation of hazardous materials, such as fuels, lubricants, solvents and degreasers, and paints. There are 18 existing hazardous waste facilities and 66 large-volume solid waste transfer and processing facilities that service the area subject to the proposed program (Figure IV.D-1, *Los Angeles County Hazardous Waste Facilities*; Figure IV.D-2, *Large Volume Solid Waste Transfer and Processing Facilities in Los Angeles County in 2018*). However, these 18 identified sites are located outside of the unincorporated area of the County and located within the jurisdiction of cities adjacent to the program area. These 18 sites are required to comply with regulatory requirements related to the routine transport, use, or disposal of hazardous materials within their specific jurisdictions and would not be subject to the revision of the proposed program in relation to supermarket recycling collection facilities, and solid waste facilities.

Hazardous materials in various forms can cause death, serious injury, long-lasting health effects, and damage to buildings, homes, and other property. Many products containing hazardous chemicals are also used and stored in homes routinely. Varying quantities of hazardous materials are manufactured, used, or stored at facilities in the project area. Hazardous materials come in the form of explosives, corrosives, flammable and combustible substances, poisons, and radioactive materials (Figure IV.D-3, *Typical Contaminants from Land Use Sources*).

Release of Hazardous Materials or Waste into the Environment

The Los Angeles County Fire Department (LACFD) is the CUPA for the County and is responsible for enforcing Chapter 6.95 of the California Health and Safety Code. As the CUPA, LACFD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks (UST), and risk-management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity, and health risks of hazardous materials stored, used, or disposed of on development sites. The plan also contains an emergency-response plan, which describes the procedures for mitigating a hazardous release, procedures, and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency-response personnel, such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the LACFD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances. The County, in conjunction with its many emergency services partners, has prepared a Local All-Hazards Mitigation Plan that sets strategies for coping with the natural and man-made hazards faced by residents. The plan is a compilation of information from County departments correlated with known and projected hazards that face Southern California. The plan complies with, and has been approved by, FEMA and the Governor's Office of Emergency Services (OES). The plan has been formally adopted by the Los Angeles County Board of Supervisors for use in the development of specific hazard mitigation proposals that have a high cost-benefit ratio.

The California OES, Hazardous Materials (HazMat) Section, under the Fire and Rescue Division, coordinates statewide implementation of hazardous materials accident prevention and emergency response programs for all types of hazardous materials incidents and threats. In response to any hazardous materials emergency, the Section staff is called upon to provide state and local emergency managers with emergency coordination and technical assistance.² The California OES immediately takes on the Incident Command responsibility after an emergency incident involving transport on the railways and has a goal of resolving incidents within 90 minutes. The unincorporated territory of the County is covered by California OES.

The California Highway Patrol (CHP) has the responsibility to minimize exposure of the public to unsafe conditions resulting from emergency incidents on state highways.³ The CHP immediately takes on the Incident Command responsibility after an emergency incident and has a goal of resolving incidents within 90 minutes. The unincorporated area of the County is covered by the CHP.

² State of California. 2011. <http://www.calema.ca.gov/hazardousmaterials/pages/hazardous-materials.aspx>

³ California Highway Patrol, Enforcement and Planning Division, Special Projects Section. January 2014. California Highway Patrol Strategic Plan 2014-2015.

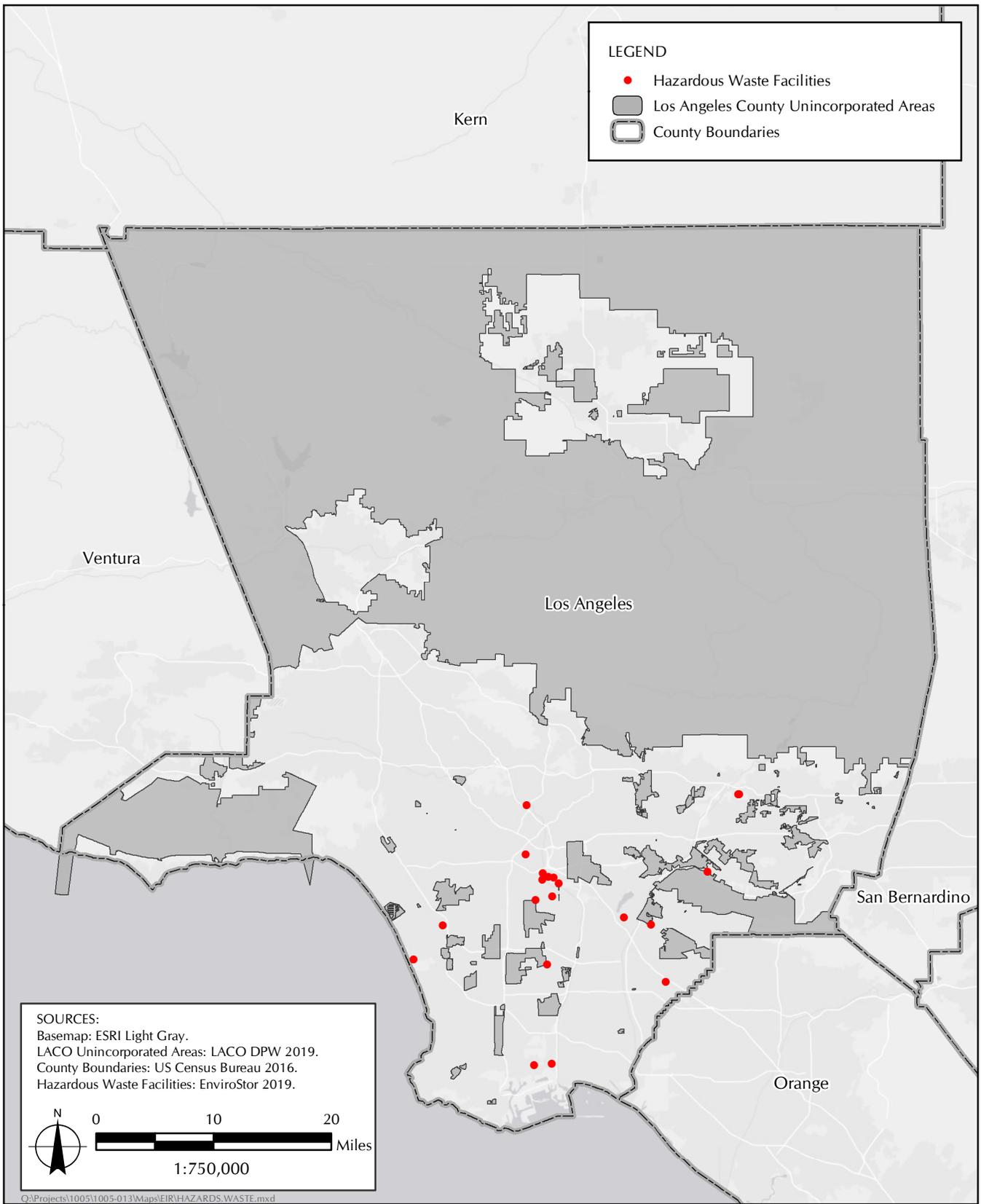
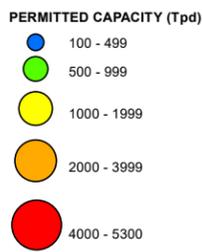
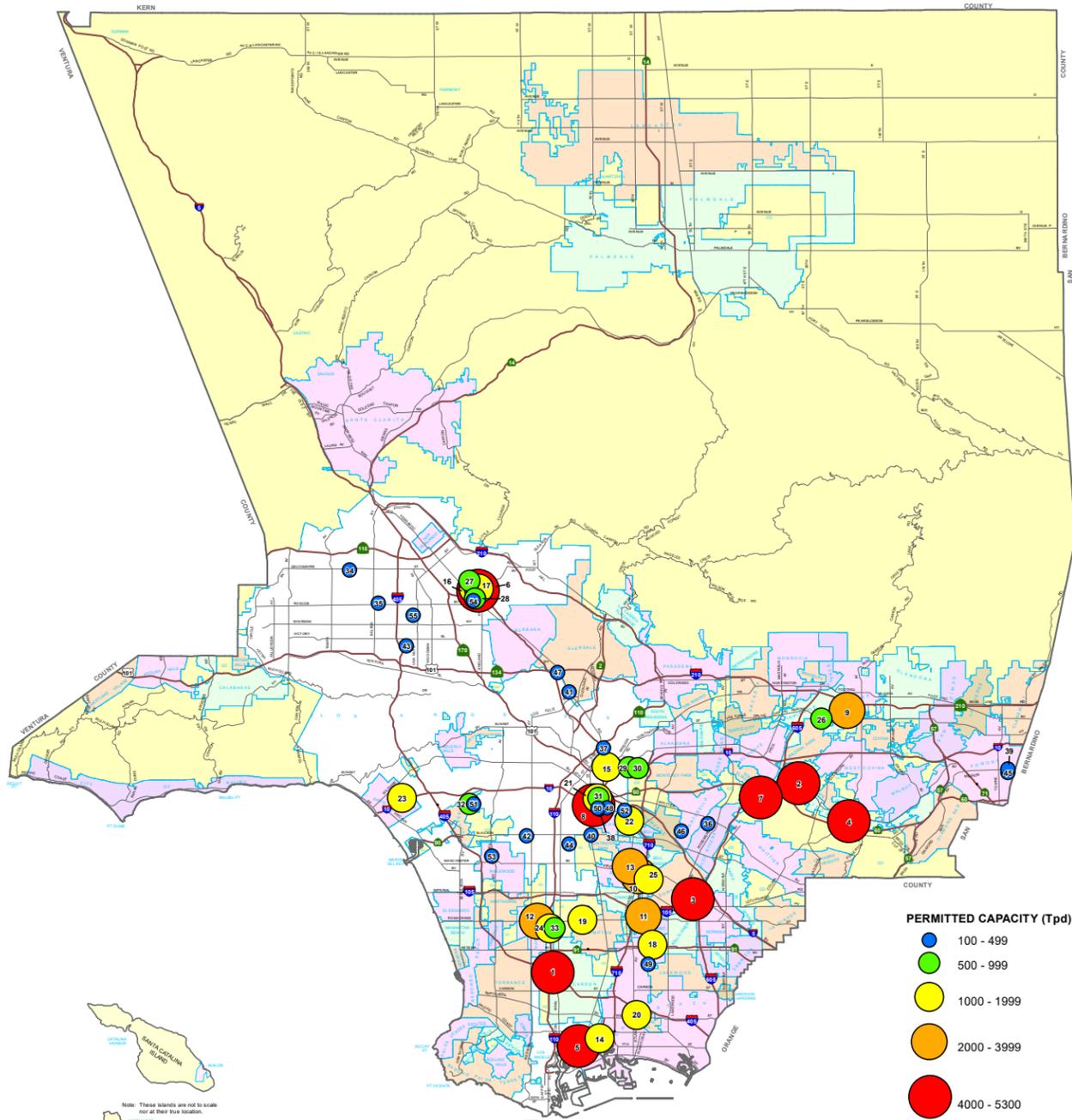


FIGURE IV.D-1
 Los Angeles County Hazardous Waste Facilities



Large Volume Solid Waste Transfer and Processing Facilities in Los Angeles County in 2018



NOTES:

- Facilities listed are permitted by the CalRecycle as "Large Volume Transfer/Processing" or "Direct Transfer" Facilities with daily capacities of 100 tpd or more.
- Permitted capacity is based on the Max. Permitted Throughput as specified in the Solid Waste Facility Permit. If capacity is in cubic yards, a conversion factor is assumed as follows: 900 lbs/cubic yard for Transformation/Processing facilities; and 1,200 lbs/cubic yard for Construction and Demolition/Processing facilities.
- Tpd is tons per day based on 6 operating days a week, 312 days a year.

◆ Facilities located in County unincorporated areas.
 ▲ Construction and Demolition/Processing Facilities.

NO.	FACILITY NAME AND ADDRESS	PERMITTED CAPACITY (Tpd)	
1	Carson Transfer Station & Materials Recovery Facility 321 West Francisco Street, Carson, 90745	5,300	
2	Athens Services 14048 East Valley Boulevard, Industry, 91746	5,000 ◆	
3	Downey Area Recycling & Transfer 9770 Washburn Road, Downey, 90241	5,000	
4	Grand Central Recycling & Transfer Station 999 Hatcher Boulevard, Industry, 91748	5,000	
5	Potential Industries 922 East E Street, Wilmington, 90744	5,000	
6	Crown Recycling Services 9147 De Garmo Avenue, Sun Valley, CA 91352	4,600	
7	Puente Hills Materials Recovery Facility 2808 Workman Mill Road, Whittier, 90601	4,400 ◆	
8	Central LA Recycling & Transfer Station 2201 East Washington Boulevard, Los Angeles, 90034	4,025	
9	Azusa Transfer & Materials Recovery Facility 1501 West Gladstone Street, Azusa, 91701	3,800	
10	Construction and Demolition Recycling 9309 Rayo Avenue, South Gate, 90280	3,000 ▲	
11	Paramount Resource Recycling Facility 7230 Petterson Lane, Paramount, 90723	2,450	
12	American Waste Transfer Station 1449 West Rosecrans Avenue, Gardena, 90249	2,225	
13	Waste Management South Gate Transfer Station 4489 Ardine Street, South Gate, 90280	2,000	
14	Falcon Refuse Center, Inc. 3031 East "I" Street, Wilmington, 90744	1,850	
15	Mission Road Recycling & Transfer Station 840 South Mission Road, Los Angeles, 90023	1,785	
16	Bradley East Transfer Station 9227 Tujunga Avenue, Sun Valley, 91352	1,532	
17	Athens Sun Valley Materials Recovery Facility 11121 Pendleton Street, Sun Valley, 91352	1,500	
18	Bel-Art Waste Transfer Station 2501 East 68th Street, Long Beach, 90805	1,500	
19	Compton Recycling & Transfer Station (Allied/BFI Waste Systems) 2509 West Rosecrans Avenue, Compton, 90059	1,500	
20	EDCO Recycling and Transfer 2755 California Avenue, Signal Hill, 90755	1,500	
21	Downtown Diversion (formerly Looney Bins) 2424 East Olympic Boulevard, Los Angeles, 90021	1,500 ▲	
22	Innovative Waste Control 4133 Bandini Boulevard, Vernon, 90023	1,250	
23	Southern Cal. Disposal Co. Recycling & Transfer Station 1908 Frank Street, Santa Monica, 90404	1,056	
24	California Waste Services, LLC 621 West 152nd Street, Gardena, 90247	1,000 ▲	
25	South Gate Transfer Station 9530 South Garfield Avenue, South Gate, 90280	1,000	
26	Allan Company Baldwin Park 14604-14618 Arrow Highway, Baldwin Park, 91706	750	
27	East Valley Diversion (formerly Looney Bins) 11616 Sheldon Street, Sun Valley, 91352	750 ▲	
28	Sun Valley Paper Stock Materials Recovery Facility & Transfer Station 8701 North San Fernando Road, Sun Valley, 91352	750	
29	City Terrace Recycling Transfer Station 1511-1533 Fishburn Avenue, City Terrace, 90063	700 ◆	
30	East Los Angeles Recycling and Transfer 1512 North Bonnie Beach Place, City Terrace, 90063	700 ◆	
31	Angelus Western Paper Fibers, Inc. 2474 Porter Street, Los Angeles, 90021	650	
32	Culver City Transfer/Recycling Station 9255 West Jefferson Boulevard, Culver City, 90232	500	
33	Waste Resource Recovery 357 West Compton Boulevard, Gardena, 90247	500 ◆	
34	Granada Hills Street Maintenance District Yard 10210 Etiwanda Avenue, Northridge, 91325	450	
35	City Fibers - West Valley Plant 16714 Schoenborn Street, Los Angeles, 91343	350	
36	Pico Rivera Materials Recovery Facility 8405 Loch Lomond Drive, Pico Rivera, 90660	327	
37	East Street Maintenance District Yard 452 San Fernando Road, Los Angeles, 90065	315	
38	City Fibers - LA Plant No. 2 2545 East 25th Street, Los Angeles, 90058	300	
39	Mission Recycling/West Coast Recycling 1326 East Ninth Street, Pomona, 91766	300	
40	Active Recycling MRF and Transfer Station 2000 W. Slauson Avenue, Los Angeles, 90047	250	
41	City of Glendale MRF and Transfer Station 540 West Chevy Chase Drive, Glendale, 91204	250	
42	Southwest Street Maintenance District Yard 5860 South Wilton Place, Los Angeles, 90047	225	
43	Van Nuys Street Maintenance District Yard 15145 Oxnard Street, Van Nuys, 91411	225	
44	Los Angeles Express Materials Recovery Facility 6625 Stanford Avenue, Los Angeles, 91001	207	
45	Mission Recycling/West Coast Recycling 1341 East Mission Boulevard, Pomona, 91766	200	
46	Commercial Waste Services, Inc. 1530 and 1540 Date Street, Montebello, 90640	175 ▲	
47	American Reclamation CDI Processing Facility 4560 Doran Street, Los Angeles, 90039	174 ▲	
48	Clean Up America 2900 Lugo Street, Los Angeles, 90023	174 ▲	
49	American Industrial Services, LLC 5626 Cherry Avenue, Long Beach, 90805	173 ▲	
50	Universal Waste Systems Inc. Direct Transfer Facility 2460 East 24th Street, Los Angeles, 90058	150	
51	Western District Satellite Yard 6000 West Jefferson Boulevard, Los Angeles, 90016	149	
52	Direct Disposal C & D Recycling 3720 Noakes Street, Los Angeles, 90023	120 ▲	
53	City of Inglewood Transfer Station 222 West Beach Avenue, Inglewood, 90302	100	
54	SA Recycling LLC 8720 Tujunga Avenue, Sun Valley, 91352	100	
55	West Valley Fibers 14811 Keswick Avenue, Van Nuys, 91405	100	



FIGURE IV.D-2
Large Volume Solid Waste Transfer and Processing Facilities in Los Angeles County in 2018

Typical Contaminants from Land Uses / Sources	
<i>Land Use / Facility / Source</i>	<i>Typical Contaminants</i> ^{1,2,3}
Commercial / Industrial	
Automobile Body shops/repair shops	Waste oils; solvents; acids; paints; automotive wastes; ⁴ miscellaneous cutting oils
Car washes	Soaps; detergents, waxes; miscellaneous chemicals
Gas stations/sumps	Oils; solvents; miscellaneous wastes
Boat Services/repair/refinishing	Diesel fuels; oil; septage from boat waste disposal area; wood preservative and treatment chemicals; paints; waxes; varnishes; automotive wastes ⁴
Cement/concrete plants	Diesel fuels; solvents; oils; miscellaneous wastes
Chemical/petroleum processing/storage	Hazardous chemicals; solvents; hydrocarbons; heavy metals; asphalt
Dry cleaners	Solvents (perchloroethylene, petroleum solvents, Freon); spotting chemicals (trichloroethane, methylchloroform, ammonia, peroxides, hydrochloric acid, rust removers, amyl acetate)
Electrical/electronic manufacturing	Cyanides; metal sludges; caustic (chromic acid); solvents; oils; alkalis; acids; paints and paint sludges; calcium fluoride sludges; methylene chloride; perchloroethylene; trichloroethane; acetone; methanol; toluene; PCBs
Fleet/trucking/bus terminals	Waste oil; solvents; gasoline and diesel fuel from vehicles and storage tanks; fuel oil; other automotive wastes ⁴
Food processing	Nitrates; salts; phosphorus; miscellaneous food wastes; chlorine; ammonia; ethylene glycol
Furniture repair/manufacturing	Paints; solvents; degreasing and solvent recovery sludges; lacquers; sealants
Hardware/lumber/parts stores	Hazardous chemical products in inventories; heating oil and fork lift fuel from storage tanks; wood-staining and treating products such as creosote; paints; thinners; lacquers; varnishes
Home manufacturing	Solvents; paints; glues and other adhesives; waste insulation; lacquers; tars; sealants; epoxy wastes; miscellaneous chemical wastes
Junk/scrap/salvage yards	Automotive wastes ⁴ ; PCB contaminated wastes; any wastes from businesses ⁶ and households ⁷ ; oils; lead
Machine shops	Solvents; metals; miscellaneous organics; sludges; oily metal shavings; lubricant and cutting oils; degreasers (tetrachloroethylene); metal marking fluids; mold-release agents
Medical/vet offices	X-ray developers and fixers ⁸ ; infectious wastes; radiological wastes; biological wastes; disinfectants; asbestos; beryllium; dental acids; miscellaneous chemicals
Metal plating/finishing/ fabricating	Sodium and hydrogen cyanide; metallic salts; hydrochloric acid; sulfuric acid; chromic acid; boric acid; paint wastes; heavy metals; plating wastes; oils; solvents
Mines/gravel pits	Mine spills or tailings that often contain metals; acids; highly corrosive mineralized waters; metal sulfides; metals; acids; minerals sulfides; other hazardous and nonhazardous chemicals ⁹
Office buildings/complexes	Building wastes ⁶ ; lawn and garden maintenance chemicals ⁵ ; gasoline; motor oil
Parking lots/malls	Hydrocarbons; heavy metals; building wastes ⁶
Photo processing/printing	Biosludges; silver sludges; cyanides; miscellaneous sludges; solvents; inks; dyes; oils; photographic chemicals
Plastics/synthetics producers	Solvents; oils; miscellaneous organic and inorganics (phenols, resins); paint wastes; cyanides; acids; alkalis; wastewater treatment sludges; cellulose esters; surfactant; glycols; phenols; formaldehyde; peroxides; etc.
Research laboratories	X-ray developers and fixers ⁸ ; infectious wastes; radiological wastes;



FIGURE IV.D-3
Typical Contaminants from Land Uses / Sources

	biological wastes, disinfectants; asbestos; beryllium; solvents; infectious materials; drugs; disinfectants; (quaternary ammonia, hexachlorophene, peroxides, chlornexade, bleach); miscellaneous chemicals
RV/mini storage	Automobile wastes ⁴ ; gasoline and diesel fuel from vehicles and storage tanks
Wood preserving/treating	Wood preservatives; creosote, pentachlorophenol, arsenic
Wood/pulp/paper processing and mills	Metals; acids; minerals; sulfides; other hazardous and nonhazardous chemicals ⁹ ; organic sludges; sodium hydroxide; chlorine; hypochlorite; chlorine dioxide; hydrogen peroxide; treated wood residue (copper quinolate, mercury, sodium bazide); tanner gas; paint sludges; solvents; creosote; coating and gluing wastes
<u>Agricultural/Forest</u>	
Auction lots	Livestock sewage wastes; nitrates; phosphates; coliform and noncoliform bacteria; giardia, viruses; total dissolved solids
Chicken/turkeys	Nitrates; phosphates; potassium; total dissolved solids; salts
Confined animal feeding operations	Livestock sewage wastes; nitrates; phosphates; chloride; chemical sprays and dips for controlling insect, bacterial, viral and fungal pests on livestock; coliform ¹⁰ and noncoliform bacteria; viruses; giardia; total dissolved solids
Dairies	Nitrates; total dissolved solids; salts; phosphates; potassium
Farm chemical distributor/application service	Pesticides ¹¹ ; fertilizers ¹² ; hydrocarbons from motor vehicles and storage tanks
Farm machinery repair	Automotive wastes ⁴ ; welding wastes
Irrigated crops	Pesticides ¹¹ ; fertilizers ¹² ; nitrates; phosphates; potassium (can be worsened by over-watering)
Lagoons	Nitrates; Livestock sewage wastes; salts; pesticides ¹¹ ; fertilizers ¹⁷ ; bacteria
Managed forest lands	Sediments; pesticides ¹¹ ; fertilizers ¹² ; petroleum (spills)
Nonirrigated crops	Pesticides ¹¹ ; fertilizers ¹² ; nitrates; phosphates; potassium
Pesticide/fertilizer/petroleum storage & transfer areas	Pesticides ¹¹ ; fertilizers ¹² ; petroleum residues
Rural homesteads	<i>Machine shops:</i> Automotive wastes ⁴ ; welding wastes; solvents; metals; lubricants; sludges <i>Septic systems:</i> Septage; coliform ¹⁰ and noncoliform bacteria; viruses; nitrates; heavy metals; synthetic detergents; cooking and motor oils; bleach; pesticides, ^{5,13} paints; paint thinner; photographic chemicals; swimming pool chemicals; ¹⁴ septic tank/cesspool cleaner chemicals; ¹⁵ elevated levels of chloride, sulfate, calcium, magnesium, potassium, and phosphate
Swine	Nitrates; phosphates; potassium
<u>Residential / Municipal</u>	
Airports (maintenance/fueling areas)	Jet fuels; deicers; diesel fuel; chlorinated solvents; automotive wastes; ⁴ heating oil; building wastes ⁶
Apartments and condominiums	Swimming pool maintenance chemicals ¹⁴ ; pesticides for lawn and garden maintenance and cockroach, termite, ant, rodent, and other pest control ^{5,13} , wastes from on-site sewage treatment plants; household hazardous wastes ⁷
Camp grounds/RV parks	Septage; gasoline; diesel fuel from boats; pesticides for controlling mosquitoes, ants, ticks, gypsy moths, and other pests ^{11,13} ; household hazardous wastes from recreational vehicles (RVs) ⁷
Drinking water treatment plants	Treatment chemicals; pesticides ¹¹
Fire stations	General building wastes ⁶ ; hydrocarbons from test burn areas
Golf courses	Fertilizers ¹² ; herbicides ¹¹ ; pesticides for controlling mosquitoes, ticks, ants, gypsy moths, and other pests ⁵



FIGURE IV.D-3
Typical Contaminants from Land Uses / Sources

Housing	<p><i>Household hazardous wastes</i>⁷: Household cleaners; oven cleaners; drain cleaners; toilet cleaners; disinfectants; metal polishes; jewelry cleaners; shoe polishes; synthetic detergents; bleach; laundry soil and stain removers; spot removers and dry cleaning fluid; solvents; lye or caustic soda; household pesticides;¹³ photo chemical; printing ink, paints; varnishes; stains; dyes; wood preservatives (creosote); paint and lacquer thinners; paint and varnish removers and deglossers; paint brush cleaners; floor and furniture strippers</p> <p><i>Mechanical Repair and Other Maintenance Products</i>: Automotive wastes;⁴ waste oils; diesel fuel; kerosene; #2 heating oil; grease; degreasers for driveways and garages; metal degreasers; asphalt and roofing tar; tar removers; lubricants; rustproofers; car wash detergents; car waxes and polishes; rock salt; refrigerants</p> <p><i>Lawn/garden care</i>: Fertilizers;¹¹ herbicides and other pesticides used for lawn and garden maintenance⁵ (can be worsened by over-watering)</p> <p><i>Swimming pools</i>: Swimming pool maintenance chemicals¹⁴</p> <p><i>Urban runoff/stormwater</i>³: Gasoline; oil; other petroleum products; microbiological contaminants</p>
Landfills/dumps	Leachate; organic and inorganic chemical contaminants; waste from households ⁷ and businesses ⁶ ; nitrates; oils; metals; solvents; sludge
Motor pools	Automotive wastes ⁴ ; solvents; waste oils; hydrocarbons from storage tanks
Parks	Fertilizers ¹² ; herbicides ⁵ ; insecticides ^{11,13} ; (can be worsened by over-watering)
Railroad yards/maintenance/fueling areas	Diesel fuel; herbicides for rights-of-way ¹¹ ; creosote for preserving wood ties; solvents; paints; waste oils
Schools	Machinery/vehicle serving wastes; gasoline and heating oil from storage tanks; general building wastes ⁶ ; pesticides ^{11,13} :
Septic systems	Nitrates; septage; Cryptosporidium; Giardia; coliform ¹⁰ and noncoliform bacteria; viruses; drain cleaners; solvents; heavy metals; synthetic detergents; cooking and motor oils; bleach; pesticides; ^{5,13} paints; paint thinner; photographic chemicals; swimming pool chemicals; ¹⁴ septic tank/cesspool cleaner chemicals ¹⁵ ; elevated levels of chloride, sulfate, calcium, magnesium, potassium, and phosphate; other household hazardous wastes ⁷
Utility stations/maintenance areas	PCBs from transformers and capacitors; oils; solvents; sludges; acid solution; metal plating solutions (chromium, nickel, cadmium); herbicides from utility rights-of-way
Waste transfer/recycling stations	Residential and commercial solid waste residues
Wastewater	Municipal wastewater; sludge ¹⁶ ; treatment chemicals ¹⁷ ; nitrates; heavy metals; coliform ¹⁰ and noncoliform bacteria; nonhazardous wastes ¹⁶
Miscellaneous	
Above ground storage tanks	Heating oil; diesel fuel; gasoline; other chemicals
Construction/demolition areas (plumbing, heating, and air conditioning, painting, paper hanging, decorating, drywall and plastering, acoustical insulation, carpentry, flooring, roofing, and sheet metal etc.)	Solvents; asbestos; paints; glues and other adhesives; waste insulation; lacquers; tars; sealants; epoxy waste; miscellaneous chemical wastes
Historic gas stations	Diesel fuel; gasoline; kerosene
Historic waste dumps/landfills	Leachate; organic and inorganic chemicals; waste from households ⁷ ; and businesses ⁶ ; nitrates; oils; heavy metals; solvents
Injection wells/drywells/sumps	Stormwater runoff ³ ; spilled liquids; used oils; antifreeze; gasoline; solvents; other petroleum products; pesticides ¹¹ ; and a wide variety



FIGURE IV.D-3
Typical Contaminants from Land Uses / Sources

	of other substances
Military installations	Wide variety of hazardous and nonhazardous wastes depending on the nature of the facility and operation ^{3,9} ; diesel fuels; jet fuels; solvents; paints; waste oils; heavy metals; radioactive wastes
Surface water - stream/lakes/streams	(Directly related to surface water quality in the stream, lake, or river which is recharging groundwater)
Transportation corridors	Herbicides in highway right-of-way ^{11,5} ; road salt (sodium and calcium chloride); road salt, anticaking additives (ferric ferrocyanide, sodium ferrocyanide); road salt anticorrosives (phosphate and chromate); automotive wastes ⁴
Underground storage tanks	Diesel fuel; gasoline; heating oil; other chemical and petroleum products
Wells (such as water supply wells, monitoring wells, unsealed or abandoned wells, and test holes)	Storm water runoff ³ ; solvents; nitrates; septic tanks; hydrocarbons; and a wide variety of other substances

SOURCE: Adapted from EPA ; Supplemented with information from Oregon DEQ hazardous waste / water quality databases and Drinking Water Protection citizen's and technical advisory committees

NOTES

¹In general, water contamination stems from the misuse and improper disposal of liquid and solid wastes; the illegal dumping or abandonment of household, commercial, or industrial chemicals; the accidental spilling of chemicals from trucks, railways, aircraft, handling facilities, and storage tanks; or the improper siting, design, construction, operation, or maintenance of agricultural, residential, municipal, commercial, and industrial drinking water wells and liquid and solid waste disposal facilities. Contaminants also can stem from atmospheric pollutants, such as airborne sulfur and nitrogen compounds, which are created by smoke, flue dust, aerosols, and automobile emissions, fall as acid rain, and percolate through the soil. When the contaminants list in this table are used and managed properly, environmental contamination is not likely to occur.

²Contaminants can reach water bodies from activities occurring on the land surface, such as industrial waste storage; from sources below the land surface but above the water table, such as septic systems; from structures beneath the water table, such as wells; or from contaminated recharge water.

³This table lists the most common wastes, but not all potential wastes. For example, it is not possible to list all potential contaminants contained in stormwater runoff or from military installations.

⁴Automobile wastes can include gasoline; antifreeze; automatic transmission fluid; battery acid; engine and radiator flushes; engine and metal degreasers; hydraulic (brake) fluid; and motor oils.

⁵Common pesticides used for lawn and garden maintenance (i.e., weed killers, and mite, grub, and aphid controls) include such chemicals as 2,4-D; chlorpyrifos; diazinon; benomyl; captan; dicofol; and methoxychlor.

⁶Common wastes from public and commercial buildings include automotive wastes; and residues from cleaning products that may contain chemicals such as xlenols, glycol esters, isopropanol, 1,1,1-trichloroethane, sulfonates, chlorinated phenols, and cresols.

⁷Household hazardous wastes are common household products which contain a wide variety of toxic or hazardous components (contact Oregon DEQ Household Waste Program for list).

⁸X-ray developers and fixers may contain reclaimable silver, glutaldehyde, hydroquinone, potassium bromide, sodium sulfite, sodium carbonate, thiosulfates, and potassium alum.

⁹The Resource Conservation and Recovery Act (RCRA) defines a hazardous waste as a solid waste that may cause an increase in mortality or serious illness or pose a substantial threat to human health and the environment when improperly treated, stored, transported, disposed of, or otherwise managed. A waste is hazardous if it exhibits characteristics of ignitability, corrosivity, reactivity, and/or toxicity. Not covered by RCRA regulations are domestic sewage; irrigation waters or industrial discharges allowed by the Clean Water Act; certain nuclear and mining wastes; household wastes; agricultural wastes (excluding some pesticides); and small quantity hazardous wastes (i.e., less than 220 pounds per month) generated by businesses.

¹⁰Coliform bacteria can indicate the presence of pathogenic (disease-causing) microorganisms that may be transmitted in human feces. Diseases such as typhoid fever, hepatitis, diarrhea, and dysentery can result from sewage contamination of drinking water supplies.

¹¹Pesticides include herbicides, insecticides, rodenticides, fungicides and avicides. EPA has registered approximately 50,000 different pesticide products for use in the United States. Many are highly toxic and quite mobile in the subsurface. An EPA survey found that the most common pesticides found in drinking water wells were DCPA (dacthal) and atrazine, which EPA classifies as moderately toxic (class 3) and slightly toxic (class 4) materials, respectively

¹²The EPA National Pesticides Survey found that the use of fertilizers correlates to nitrate contamination of groundwater supplies.



FIGURE IV.D-3
Typical Contaminants from Land Uses / Sources

¹³Common household pesticides for controlling pests such as ants, termites, bees, wasps, flies, cockroaches, silverfish, mites, ticks, fleas, worm, rates, and mice can contain active ingredients include naphthalene, phosphorus, xylene, chloroform, heavy metals, chlorinated hydrocarbons, arsenic, strychnine, kerosene, nitrosamines, and dioxin.

¹⁴Swimming pool chemicals can contain free and combined chlorine; bromine; iodine; mercury-based, copper-based, and quaternary algaecides; cyanuric acid; calcium or sodium hypochlorite; muriatic acid; sodium carbonate.

¹⁵Septic tank/cesspool cleaners include synthetic organic chemicals such as 1,1,1 trichloroethane, tetrachloroethylene, carbon tetrachlorine, and methylene chloride.

¹⁶Municipal wastewater treatment sludge can contain organic matter, nitrates; inorganic salts, heavy metals; coliform and noncoliform bacteria; and viruses.

¹⁷Municipal wastewater treatment chemicals include calcium oxide; alum; activated alum, carbon, and silica; polymers; ion exchange resins; sodium hydroxide; chlorine; ozone; and corrosion inhibitors.



Sensitive Land Uses

As stated in Section III, *Project Description*, the area that would be subject to the countywide Green Zones Program for the unincorporated areas of the County would regulate development of industrial uses in proximity to sensitive uses, as well as to identify and regulate a set of recycling and solid waste facilities. The proposed program area includes sensitive uses and parcels located within a quarter-mile radius of sensitive uses. As stated in Section IV.A, *Air Quality*, land uses identified as sensitive receptors by SCAQMD in CARB's Air Quality Handbook include residences, schools, playgrounds, child care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.⁴ With the proposed program, sensitive land uses would be 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. As stated in Section 2.14, *Population and Housing*, of the Initial Study (Appendix B to the PEIR), according to the Southern California Association of Governments' (SCAG) 2019 Profile of Unincorporated Los Angeles County, as of 2018, the total number of residential homes in the unincorporated areas of Los Angeles County was 293,730.⁵ There are 206,208 residential parcels located within 500 feet of a Green Zones Program parcel. Table IV.A-5, *Sensitive Receptors within 500 Feet of Green Zones Program Parcels*, shows other sensitive uses within 500 feet of Green Zones Program parcels. As stated in Section 2.14, *Public Services*, there are approximately 420 parks within 500 feet of the project area, including the Angeles National Forest.⁶

Hazardous Materials Sites

California Government Code Section 65962.5 requires the Cal/EPA to compile, maintain, and update specified lists of hazardous material release sites. CEQA Guidelines (California Public Resources Code Section 21092.6) require the lead agency to consult the lists compiled pursuant to Government Code Section 65962.5 to determine whether the project and any alternatives are identified on any of the following lists:

EPA NPL (National Priorities List): Lists all sites under the US EPA's Superfund program, which was established to fund cleanup of contaminated sites that pose risk to human health and the environment.

- EPA CERCLIS and Archived Sites: Comprehensive Environmental Response, Compensation, and Liability Information System. List contains 15,000 sites nationally identified as hazardous sites. This would also involve a review for archived sites that have been removed from CERCLIS due to No Further Remedial Action Planned (NFRAP) status.
- EPA RCRIS (RCRAInfo): Resource Conservation and Recovery Act Information System (RCRIS or RCRAInfo) is a national inventory system about hazardous waste handlers. Generators, transporters, handlers, and disposers of hazardous waste are required to provide information for this database.
- DTSC Cortese List: The DTSC maintains the Hazardous Waste and Substances Sites (Cortese) List as a planning document for use by the State and local agencies to comply with the CEQA requirements in providing information about the location of hazardous materials release sites. This list includes the Site Mitigation and Brownfields Reuse Program Database (CalSites).
- DTSC HazNet: DTSC uses this database to track hazardous waste shipments.
- SWRCB LUSTIS: Leaking Underground Storage Tank Information System. The State Water Resources Control Board (SWRCB) maintains an inventory of USTs and leaking USTs, which tracks unauthorized releases.

⁴ California Air Resources Board. April 2005. Air Quality and Land Use Handbook: A Community Health Perspective. <http://www.arb.ca.gov/ch/handbook.pdf>

⁵ Southern California Association of Governments. 2019. Profile of Unincorporated Los Angeles County. Retrieved from: <https://www.scag.ca.gov/Documents/UnIncAreaLosAngelesCounty.pdf>

⁶ Los Angeles County Department of Parks and Recreation. 2016. County Parks and Open Space GIS Data. <https://egis3.lacounty.gov/dataportal/2016/10/25/departments-of-parks-and-recreation-county-parks-and-open-space/>

The required lists of hazardous material release sites are commonly referred to as the “Cortese List” after the legislator who authored the legislation. Because the statute was enacted more than 20 years ago, some of the provisions refer to agency activities that were conducted many years ago and are no longer being implemented and, in some cases, the information to be included in the Cortese List does not exist. Those requesting a copy of the Cortese Lists are now referred directly to the appropriate information resources contained on internet websites hosted by the boards or departments referenced in the statute, including DTSC’s online EnviroStor database and the State Water Resources Control Board’s (SWRCB) online GeoTracker database. These two databases include hazardous material release sites, along with other categories of sites or facilities specific to each agency’s jurisdiction.

USEPA RCRA Hazardous Waste Generators

Large quantity generators are those that generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste. Small quantity generators generate from 100 to 999 kilograms per month of hazardous waste. A search of the RCRA Info database, maintained by the U.S. EPA, using GIS, found a total of 107 small and large hazardous waste generators in areas subject to the four proposed program elements (Table IV.D-1, *Summary of Known Sources of Hazardous Materials*).

**TABLE IV.D-1
SUMMARY OF KNOWN SOURCES OF HAZARDOUS MATERIALS**

Database	Green Zones Element			
	Element 1	Element 2	Element 3	Element 4
USEPA RCRA Hazardous Waste Generators	50	102	97	97
GeoTracker	227	922	812	1,003
EnviroStor	102	212	182	226
Total	379	1,236	1,091	1,326

GeoTracker

The GeoTracker database, maintained by the State Water Resources Control Board (SWRCB), lists a range of hazardous materials sites that could affect groundwater quality, including leaking underground storage tank (LUST) sites, SWRCB cleanup program sites, land disposal sites, military cleanup sites, and permitted facilities (USTs, waste discharge requirements, land disposal sites, oil and gas sites). A search of this database found a total of 1,004 sites using GIS within the four proposed program elements (Table IV.D-1). The total sites based on each Green Zones Program element. These GeoTracker database sites represent hazardous materials sites past and present, or sites that have hazardous materials issues which have affected soil or groundwater quality and are being investigated.

EnviroStor

EnviroStor is the Cal-EPA, Department of Toxic Substances Control's data management system for tracking hazardous material cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. The database includes federal Superfund sites (National Priorities List); state response sites, voluntary cleanup sites; school investigation and cleanup sites; corrective action sites; and tiered California permit sites. It also includes sites that are being investigated for suspected but unconfirmed contamination. A search of this database, using zip codes within the Project Area, found a number of these facilities in the 11 Planning Areas designated by the Proposed Project (Table IV.D-1). Review of the EnviroStor database site revealed a total of 226 sites that are known contaminated sites or that may need to be investigated further. The Green Zones program area is and has had historical industrial use.

Airport Land Use Plans

There are 25 airports in Los Angeles County. Of these, 10 are located within unincorporated areas of the County. 18 of the 25 airports are within 2 miles of the parcels that would be subject to the Green Zones Program. These airports include Agua Dulce Airport, Goodyear Blimp Base, Quail Lake Sky Park, Hawthorne Municipal Airport, Bohunk's Airpark, Little Buttes Antique Airfield, Crystal Airport, Nichols Farms Airport, Brian Ranch Airport, Gray Butte Field, Zamperini Field (Torrance Airport), Compton/Woodley Airport, San Gabriel Valley Airport, General William J. Fox Airfield, Whiteman Airport, Los Angeles International Airport (LAX), Los Angeles International Airport, and Long Beach Airport (Figure IV.D-4, *Airports within 2 miles of Project Location*).⁷

Of the 25 airports in Los Angeles County, 15 are public use airports. within the boundaries of Los Angeles County Airport Land Use Commission's (ALUC's) jurisdiction. Five of these are County owned, nine are owned by other public entities, and one is privately-owned. Los Angeles International Airport, Palmdale Regional Airport, and William J. Fox Airfield in Lancaster also have airport influence areas that include portions of the unincorporated areas. Additionally, there are 11 private-use airstrips, one private-use seaplane base, and 138 heliports registered with the Federal Aviation Administration in Los Angeles County. Assembly Bill 2776, which went into effect January 1, 2004, defines an "airport influence area" as the area where airport-related factors "may significantly affect land uses or necessitate restrictions on those uses as determined by an airport land use commission." The California Public Utilities Code establishes airport land use commissions in every county to provide for the orderly development of air transportation and ensure compatible land uses around airports that are open to public use. According to the State Division of Aeronautics, the airport influence area is usually the planning area designated by an airport land use commission for each airport. The Los Angeles County ALUCP provides guidance related to the placement of land uses near the aforementioned airports. These recommendations are based on a variety of factors, including those related to noise, safety, and aircraft movement. In addition to the identification of land use compatibility issues, the ALUCP identifies notification disclosure areas around each airport.

Emergency Response Plan or Emergency Evacuation Plan

The Safety Element of the County General Plan 2035 establishes one goal and six policies for emergency response, including Policy S 4.3: "Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning."⁸ The County Office of Emergency Management (OEM), which is responsible for organizing and directing the emergency responders preparedness efforts, prepares the Operational Area Emergency Response Plan (OAERP) that identifies emergency response procedures and emergency management routes in Los Angeles County.⁹ Los Angeles County Public Works (Public Works) maintains a list of disaster routes for pre-identified for use during times of crisis the entire County.^{10,11} Public Works also 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.¹² An evacuation route is used to move an affected population out of an area in response to a specific condition under which an evacuation would be necessary, such as fires, floods, or earthquakes. The County's fire code (Title 32, *Fire Code*, of the County Municipal Code), which incorporates the 2016 California Fire Code and 2015 International Fire Code by reference, requires developed areas to maintain emergency vehicle access, fire lanes, and existing fire apparatus access roads (Figure IV.D-5, *Los Angeles County Operational Area Disaster Routes*).¹³

⁷ County of Los Angeles Enterprise Geographic Information Systems. Airports. 10/15/2018. Available at: <https://egis-lacounty.hub.arcgis.com/datasets/airports-1/data>

⁸ Los Angeles County 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

⁹ County of Los Angeles Chief Executive Office. Accessed March 30, 2020. Emergency Management. <https://ceo.lacounty.gov/emergencydisaster-plans-and-annexes/>

¹⁰ Los Angeles County Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. Figure 12.6: Disaster Routes Map. http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_12-6_Disaster_Routes.pdf

¹¹ County of Los Angeles. Accessed March 30, 2020. GIS Data Portal: Disaster Routes. <https://egis3.lacounty.gov/dataportal/2016/01/19/disaster-routes/>

¹² County of Los Angeles Department of Public Works. Accessed March 30, 2020. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

¹³ County of Los Angeles. March 27, 2020 version. Los Angeles County, California – Code of Ordinances. Title 32 – Fire Code. https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT32FICO

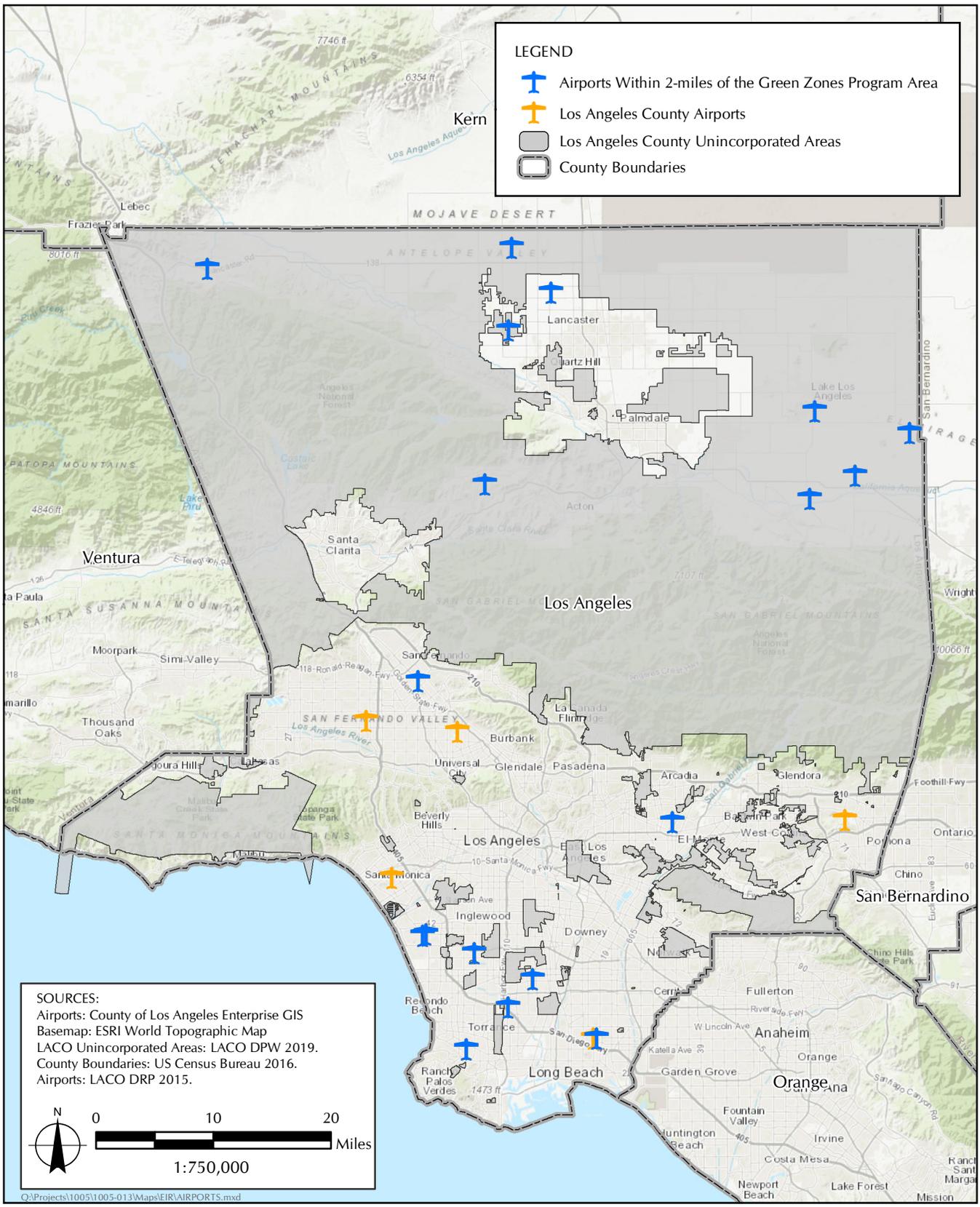


FIGURE IV.D-4

Los Angeles County Airports within Two Miles of the Green Zones Program

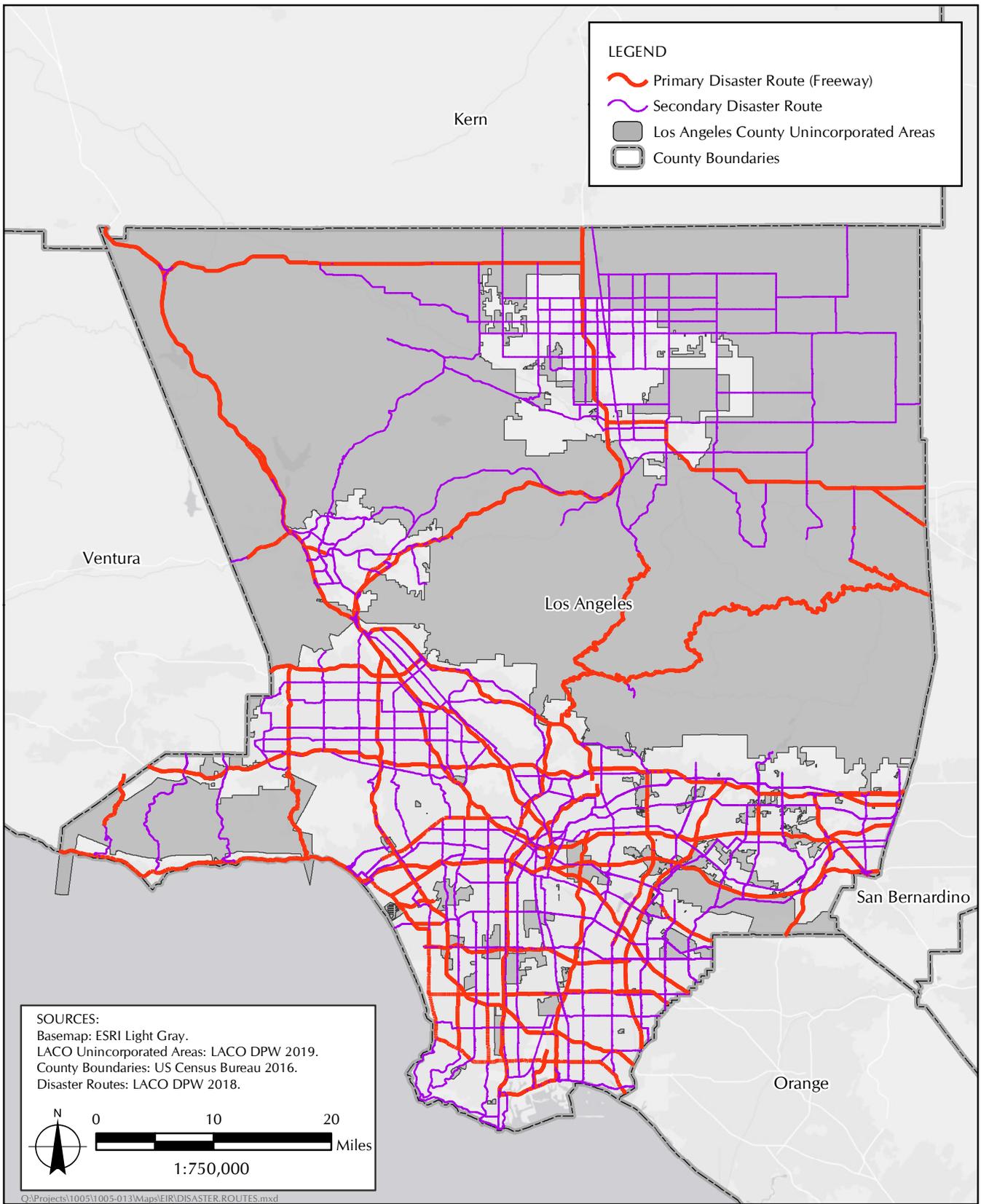


FIGURE IV.D-5
 Los Angeles County Operational Area Disaster Routes

Wildfire Hazards

Approximately 23 percent of the proposed program parcels are located in areas within a Very High Fire Hazard Severity Zone (FHSZ) in a Local Responsibility Area (LRA), State Responsibility Area (SRA), or Federal Responsibility Area (FRA) for wildland fire protection and suppression (see Appendix B, *Initial Study*, Section 2.20, *Wildfire*). A total of 30,089 parcels of the Green Zones Program are within a VHFHSZ. None of these parcels are subject to the Green Zone Districts (Table IV.D-2, *Fire Hazard Severity Zones*; Figure IV.D-6, *Los Angeles County Fire Hazard Severity Zones and Responsibility*).

**TABLE IV.D-2
VERY HIGH FIRE HAZARD SEVERITY ZONES**

	Element 1	Element 2	Element 3	Element 4	Total Green Zones Program
Number of parcels in VHFH	0	23,583	12,978	30,777	30,899
Total number of element parcels	2,758 2,764	120,096	81,467	133,591	134,654 134,576
Percentage of element parcels	0%	20%	16%	23%	23%

The Safety Element of the County General Plan designates at-risk areas as FHSZs per government code sections 51175–51189.¹⁴ In the unincorporated areas of the County, SRAs have been classified as Very High, High, and Moderate. However, LRAs and FRAs are classified as Very High. The Forestry Division of the Los Angeles County Fire Department (Fire Department) assists, supports, and institutes a variety of regulatory programs and standards. These programs and standards include vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections. Section V (Emergency Response) of the Safety Element of the County General Plan states the provision of disaster routes through the OAERP.¹⁵ Los Angeles County Public Works (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.¹⁶ County-wide FHSZ standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include access and circulation standards, as well as road clearance.¹⁷ The standards and regulations pertaining to development in FHSZs include fire flow and fire hydrant standards.¹⁸

¹⁴ 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>

¹⁵ 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>

¹⁶ County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

¹⁷ 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>

¹⁸ 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>

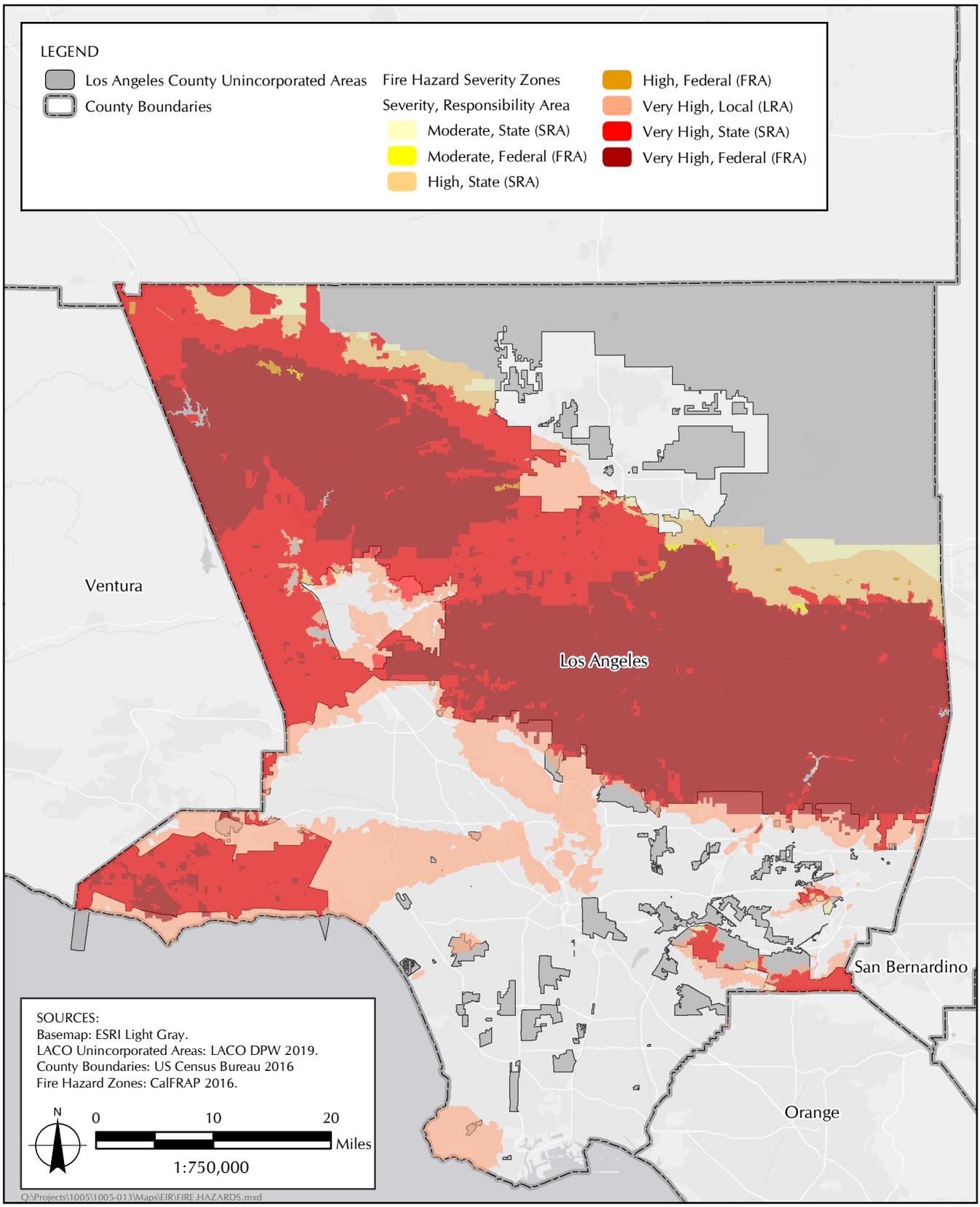


FIGURE IV.D-6

Los Angeles County Fire Hazard Severity Zones and Responsibility

3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to hazards and hazardous materials if it would:

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?

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?

Threshold D-3: Emit hazardous emissions or handle 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?

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?

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?

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

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

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

4. IMPACT ANALYSIS

The potential for impacts to hazards and hazardous materials has been evaluated in relation to all program components that could result in a physical change to the environment.

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?

The proposed program would 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. The proposed program would include new regulations for recycling and solid waste facilities but would not result in an increase in locations where such land uses are allowable. Implementation of the proposed program would involve construction of fencing and solid walls, temporary truck trips during construction that would not differ substantially from existing conditions, and maintenance to existing facilities. The construction would be minimal and short-term. While the proposed program would 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 proposed program would 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 would be required to comply with all applicable existing local, state, and federal regulations in relation to hazardous waste and transport. Additionally, a CUP would be required for the development of new recycling and solid waste facilities. The new requirements under the proposed program must comply with applicable existing federal, state and local regulations related to hazardous materials (RCRA, CERCLA, Title 22 and Section 6.95

of the HSC) as discussed above. Required compliance with these regulations would ensure impacts related to transport, use and disposal of hazardous materials would be less than significant. Therefore, the proposed program would result in less than significant impacts to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

Element 1 – Green Zone Districts

Element 1 would result in less than significant impacts in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~15~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

These new development standards are addressed through hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, and risk-management plans. Implementation of any required improvements would 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.¹⁹ LACFD is required to regulate transportation of hazardous materials in a hazardous materials business plan and chemical inventory, hazardous waste and tiered permitting, underground storage tanks (UST), and risk-management plans. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would in a significant impact. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials, Element 1, Green Zone Districts, would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone Districts would not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. Therefore, Element 1 would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

¹⁹ Craig, Duane. 8 May 2017. Construction's Most Common Hazardous Substances. <https://jobsite.procore.com/hazardous-building-materials-in-construction/>

Element 2 – New Sensitive Uses

Element 2 would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. The proposed program establishes the definition of sensitive uses to include 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. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices, to the extent that the proposed improvements are compatible with existing fire, ventilation, and other mechanical system standards. (see Table III.E-2). These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

Implementation of any required improvements would 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.²⁰ LACFD is required to regulate transportation of hazardous materials in a hazardous materials business plan and chemical inventory, hazardous waste and tiered permitting, underground storage tanks (UST), and risk-management plans. These regulations would apply to construction contractors. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would in a significant impact. Hazardous materials would not be used to operate or maintain such facilities. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as for landscaping and planting trees, buffering, and open space, would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. Therefore, Element 2 would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

Element 3 – Recycling and Waste Management Revisions

Element 3 would result in less than significant impacts related to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ While the proposed program would involve new regulations for recycling and solid waste facilities, including for the construction of buffers such as enclosed rooms or storage areas, to provided 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 proposed program would 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 would be required to comply with all applicable existing local, state, and federal regulations in relation to hazardous waste and transport.

²⁰ Craig, Duane. 8 May 2017. Construction's Most Common Hazardous Substances. <https://jobsite.procore.com/hazardous-building-materials-in-construction/>

Additionally, a CUP would be required for the development of new recycling and solid waste facilities. The CUP is issued by the LACFD and they are required to address standards through hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks (UST), and risk-management plans, if applicable. Thus, no impacts would occur.

Implementation of any required improvements would 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.²¹ In the case of new recycling and waste management facilities, the Recycling and Waste Management Revisions would establish greater stringency in conditions and development standards existing for proposed facilities, and it requires conditions of approval as an additional permitting requirement. Based on the proposed Standards for Specific Uses (Chapter 22.140), new recycling processing and organic waste facilities would be processed on a project-by-project basis and subject to environmental review under CEQA in relation to hazards and hazardous materials. The operation and maintenance of the proposed improvements would not differ substantially from existing conditions, as they would be minor physical improvements to existing agricultural, commercial, manufacturing, institutional, and mixed-use zoning designations. Operation and maintenance of the facilities would not require the routine use, transport, storage, production use or disposal of hazardous materials beyond that typically associated with the allowable uses for underlying land use zoning designations. Element 3 would result in a net reduction in the total area where the development of such facilities would be an allowable use; therefore, there would be no increase in the transport, storage, production, use, or disposal of hazardous materials. The Recycling and Waste Management Revisions would not exempt any property owner from the provisions of Occupational Safety and Health Act (OSHA), Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. Therefore, Element 3 would result in less than significant impacts in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

The Supermarket Accessory Recycling Collection Centers portion of Element 3 would result in less than significant impacts to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be on existing parking lots, and no new structures would be built. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection. Implementation of the required improvements would involve the transport and use of hazardous materials such as solvents, dust, and man-made mineral fibers over minimal and short-term construction periods.²²

The Supermarket Accessory Recycling Collection Centers portion of Element 3 does not change the area where the development of such facilities would be an allowable use; therefore, there would be no increase in the transport, storage, production, use, or disposal of hazardous materials. Disposal of hazardous materials is not an allowable use at Supermarket Accessory Recycling Collection Centers. The Supermarket Accessory Recycling Collection Centers Revisions do not exempt any property owner from the provisions of Occupational Safety and Health Act (OSHA), Hazardous Materials Transportation Act, the Resource

²¹ Craig, Duane. 8 May 2017. Construction’s Most Common Hazardous Substances. <https://jobsite.procore.com/hazardous-building-materials-in-construction/>

²² Craig, Duane. 8 May 2017. Construction’s Most Common Hazardous Substances. <https://jobsite.procore.com/hazardous-building-materials-in-construction/>

Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. There would be no hazardous materials or hazardous waste stored on-site at these facilities. As such, operation and maintenance of the facilities would not require the routine use, transport, storage, production use or disposal of hazardous materials beyond that typically associated with the allowable uses for underlying land use zoning designations. Implementation of the proposed improvements for supermarket recycling collection centers would not substantially alter the existing conditions, such that there would be a significant increase of transport, storage, production, use, or disposal of hazardous materials. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts with regard to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

Element 4 would result in less than significant impacts with regards to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. Any new development or expansion of existing development would be required to meet the current development standards of the zones in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Overall, there would be no nexus for increasing the routine transport, storage, production, use, or disposal of hazardous materials, as a result of building and maintaining such enclosures. Therefore, Element 4 would result in less than significant impacts with regards to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

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?

The proposed program would 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. The proposed program would result in less than significant impacts to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The potential for impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts.

The proposed 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. The proposed program does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. Additionally, Therefore, the proposed program would 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.

Element 1 – Green Zone Districts

Element 1 would result in less than significant impacts to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts to noise 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right ~~or with a CUP~~. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an ~~an SPR Ministerial Site Plan Review~~ or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

The parcels in the Green Zone Districts, with the exception of hazardous materials storage, do not include the recycling of hazardous materials. However, within Element 1, Green Zone Districts, there are a total of 102 hazardous sites located on the CalEPA Department of Toxic Substance Control (DTSC) Envirostor database, and 227 listed in GeoTracker. (Table IV D.2.2-1). The use of hazardous materials is typically associated with industrial land uses. 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 would 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 would be required where the proposed program implements new standards for new and existing industrial uses. Implementation of the proposed improvements has the potential to encounter known and unknown hazardous materials sites and result in a release of hazardous materials into to the environment, requiring the consideration of mitigation measure and/or alternatives. The operation and maintenance of the improvements required in association with the Green Zone Districts would not result in foreseeable risk of upset or release of hazardous materials to the environment.

Element 1 would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone District would not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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.

A total of 379 hazardous sites have been identified in the Green Zone Districts parcels have been identified in the RCRA, GeoTracker, and EnviroStor databases (Table IV.D-1). Disturbance of these sites to implement required improvements in Element 1 have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed 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. Therefore, Element 1 would result in less than significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. The parcels in the sensitive use areas adjacent to industrial, recycling and solid waste, or vehicle-related uses, with the exception of hazardous materials storage, do not include the recycling of hazardous materials.

However, within Element 2, there are a total of 1,236 hazardous sites identified in the CalEPA DTSC, Envirostor, GeoTracker, and GeoTracker USI databases. The use of hazardous materials is typically associated with industrial land uses. 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 within the 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 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. Implementation of the proposed improvements has the potential to encounter known and unknown hazardous materials sites and result in a release of hazardous materials into to the environment, requiring the consideration of mitigation measure and/or alternatives. The operation and maintenance of the improvements required in association with the New Sensitive Uses would not result in foreseeable risk of upset or release of hazardous materials to the environment.

A total of 1,236 hazardous sites have been identified in the Element 2 parcels have been identified in the RCRA, GeoTracker, and EnviroStor databases (Table IV.D-1). Disturbance of these sites to implement required improvements in Element 2 have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District 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. Therefore, Element 2 would result in less than significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment, and no mitigation measures would be required.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts related to hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, requiring the consideration of mitigation measures and/or alternatives. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ Recycling of hazardous materials is permitted for recycling processing if permits are obtained from the County Fire Department, and the DTSC.

The use of hazardous materials is typically associated with industrial land uses. 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 within the Green Zones have known sources of hazardous materials. The potential presence of hydrocarbons, metals, and persistent pesticides in soil along roads and industrially zoned parcels represents a potential environmental concern. Implementation of the proposed improvements has the potential to encounter known and unknown hazardous materials sites and result in a release to the environment, requiring the consideration of mitigation measure and/or alternatives. The operation and maintenance of the improvements required in association with the Recycling and Waste Management Revisions would not result in foreseeable risk of upset or release of hazardous materials to the environment.

Within parcels that would be subject to Element 3, there are a total of 1,091 hazardous sites identified on the U.S. EPA RCRA, EnviroStor, GeoTracker sites, and GeoTracker UST databases. The proposed program includes language requiring that property owners subject to the requirements of the Element 3 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. Additionally, Element 3 would result in a net reduction in the total area where the development of such facilities would be an allowable use; therefore, there would be no increase in the transport, storage, production, use, or disposal of hazardous materials. The Recycling and Waste Management Revisions do not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Therefore, Element 3 would result in less than significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment, and no mitigation measures would be required.

The Supermarket Accessory Recycling Collection Centers Revisions part of Element 3 does not change the area where the development of such facilities would be an allowable use; therefore, there would be no increase in the transport, storage, production, use, or disposal of hazardous materials. Disposal of hazardous materials is not an allowable use at Supermarket Accessory Recycling Collection Centers. The Supermarket Accessory Recycling Collection Centers Revisions do not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. Therefore, Element 3 would result in less than significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would have less than significant impacts related to hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Any new development or expansion of existing development would be required to meet the current development standards of the zones in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify the enhancements to the existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. Overall, there would be no nexus for increasing the routine transport, storage, production, use, or disposal of hazardous materials, as a result of building and maintaining such enclosures. Therefore, Element 4 would result in less than significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment.

Threshold D-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The proposed program would 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. 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 proposed program. The use of hazardous materials is typically associated with industrial land uses. 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 proposed 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 would have the potential to encounter known and unknown hazardous materials sites. There are 269 schools within 500 feet of all four elements of the proposed program. This number includes Private and Charter Schools, Public Elementary, Public Middle, and Public High schools. The potential for 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 a school has been evaluated in relation to the four program elements that could result in a physical change to the environment.

The proposed program would provide environmental benefits through development standards that mitigate potentially incompatible land uses adjacent to sensitive uses. As a result of the close proximity of hazardous waste sites to schools within the Green Zones Program area, there is potential for impacts from to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. However, the proposed program includes language requiring that property owners required to meet the requirements of the Green Zones Program 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 program elements. Adherence to this requirement would 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. Therefore, the

proposed program would 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.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. As discussed in Section III, the purpose of the new development standards for Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. Development standards for the Green Zone Districts would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. The implementation of these improvements would be minor physical additions to existing industrial facilities.

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

There 19 schools within 500 feet of Element 1 (Table IV.A-5). Additionally, within Element 1, there are a total of 379 hazardous sites located on the USEPA RCRA, CalEPA Department of Toxic Substance Control (DTSC) Envirostor database, GeoTracker, and GeoTracker UST (Table IV D.2.2-1). Disturbance of these sites would have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District 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. Additionally, Element 1 does not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone District does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. The operation and maintenance of the improvements required by the proposed program would not result in foreseeable risk of upset or release of hazardous materials to the environment. Therefore, Element 1 would result in less than significant impacts related to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses would result in less than significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. The proposed program establishes the definition of sensitive uses to include 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. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, ~~in~~ close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

There are 246 schools within five hundred feet of parcels subject to Element 2 of the proposed program (Table IV.A-5). Additionally, within Element 2, there are a total of 1,236 hazardous sites located on the U.S. EPA RCRA, CalEPA DTSC EnviroStor database, GeoTracker, and GeoTracker UST. Disturbance of these sites would have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District 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. Additionally, Element 2 does not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zones Program does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. The operation and maintenance of the improvements required by the proposed program would not result in foreseeable risk of upset or release of hazardous materials to the environment. Therefore, Element 2 would result in less than significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school.

Element 3 – Recycling and Waste Management Revisions

Element 3, including supermarket accessory recycling collection centers, would result in less than significant impacts related to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~

There are 183 schools within 500 feet of parcels subject to Element 3 of the proposed program (Table IV.A-5). Additionally, within Element 3, there are a total of 1,091 hazardous sites located on the U.S. EPA RCRA, CalEPA DTSC EnviroStor database, GeoTracker, and GeoTracker UST databases. Disturbance of these sites would have the potential to expose people to hazardous

materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District 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 program elements. Additionally, Element 3 would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zones Program does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. The operation and maintenance of the improvements would not result in foreseeable risk of upset or release of hazardous materials to the environment. The operation and maintenance of the improvements required by the proposed program would not result in foreseeable risk of upset or release of hazardous materials to the environment. Therefore, Element 3 would result in less than significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school.

The Supermarket Accessory Recycling Collection Centers revisions portion of Element 3 would 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 and, as a result, creating a significant hazard to the public or the environment. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County.

The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be on existing parking lots, and no new structures would be built. Supermarket Accessory Recycling Collection Centers would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. Element 3 would not change the area where the development of such facilities would be an allowable use; therefore, there would be no increase in the transport, storage, production, use, or disposal of hazardous materials. Disposal of hazardous materials is not an allowable use at Supermarket Accessory Recycling Collection Centers. The Supermarket Accessory Recycling Collection Centers Revisions do not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. Therefore, Element 3, Recycling and Waste Management Revisions, would result in less than significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

Element 4 would result in less than significant impacts related to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development

standards that are to be applied for storage enclosures for recycling and solid waste storage. The revisions would provide additional requirements to current development standards including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distancing from adjoining doorways, and for enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify the enhancements to the existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. Overall, there would be no nexus for increasing the routine transport, storage, production, use, or disposal of hazardous materials, as a result of building and maintaining such enclosures. Therefore, Element 4 would result in less than significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a 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?

The proposed Green Zones Program would 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. 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. 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 (Table IV.D-1). The potential for impacts to hazards and hazardous materials in relation to being located on a site which is included on a list of hazardous materials sites which may create a significant hazard to the public or the environment has been evaluated in relation to the four program elements that could result in a physical change to the environment.

The proposed program would provide environmental benefits through development standards that mitigate potentially incompatible land uses adjacent to sensitive uses. 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 proposed program includes language requiring that property owners required to meet the requirements of the Green Zones Program 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 program elements.

Element 1 – Green Zone Districts

Element 1 would 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 and, as a result, would it create a significant hazard to the public or the environment. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 ~~15~~ of the 27 ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the

land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption. As discussed in Section III, the purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. Development standards for the Green Zone Districts would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. Within Element 1, Green Zone Districts, there are a total of 379 hazardous sites identified in the U.S. EPA RCRA, GeoTracker, and EnviroStor databases (Table IV.D-1).

Disturbance of these sites would have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District 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. Additionally, Element 1 would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone District does not exempt any property owner from the provisions of Occupational Safety and Health Act (OSHA), Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. Therefore, Element 1 would 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 and, as a result, would it create a significant hazard to the public or the environment.

Element 2 – New Sensitive Uses

Element 2 would 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 and, as a result, would create a significant hazard to the public or the environment. The proposed program establishes the definition of sensitive uses to include 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. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements development standards for new 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 use to a place of worship adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

Within Element 2, there are a total of 1,236 hazardous sites identified in the U.S. EPA RCRA, GeoTracker, and EnviroStor databases (Table IV.D-1). Disturbance of these sites would have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District 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. Additionally, Element 2 would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone District does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. Therefore, Element 2 would 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 and, as a result, would it create a significant hazard to the public or the environment.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would 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 and, as a result, creating a significant hazard to the public or the environment. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~

Within Element 3, there are a total of 1,091 hazardous sites identified in the USEPA RCRA, GeoTracker, and EnviroStor databases (Table IV.D-1). Disturbance of these sites would have the potential to expose people to hazardous materials from previous industrial uses at these sites. Additionally, Element 3 would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. Element 3 does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. Element 3 would result in a net reduction in the total area where the development of such facilities would be an allowable use; therefore, there would be no increase in the transport, storage, production, use, or disposal of hazardous materials. Therefore, Element 3 would 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.

The Supermarket Accessory Recycling Collection Centers revisions portion of Element 3 would 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 and, as a result, creating a significant hazard to the public or the environment. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be on existing parking lots, and no new structures would be built. These uses would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled

identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. Element 3 would not substantially alter the existing conditions, such that there would be a significant increase of transport, storage, production, use, or disposal of hazardous materials. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts due to these uses potentially locating on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and no mitigation measures are required.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

Element 4 would result in less than significant impacts in regard to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5. Any new development or expansion of existing development would be required to meet the current development standards of the zones in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Within Element 4, there are a total of 1,326 hazardous sites identified in the U.S. EPA RCRA, GeoTracker, and EnviroStor databases (Table IV.D-1). However, the Supermarket Accessory Recycling Collection Centers would not result in ground disturbance. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify the enhancements to the existing development standards that are to be applied for storage enclosures for recycling and solid waste storage.

Disturbance of the sites listed above would have the potential to expose people to hazardous materials from previous industrial uses at these sites. However, the proposed program includes language requiring that property owners required to meet the Green Zone District 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. Additionally, Element 4 would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone District does not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. Therefore, Element 4 would result in less than significant impacts in regard to being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5.

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?**

The proposed program would 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. The potential for impacts to hazards and hazardous materials has been evaluated in relation to all program components that could result in a physical change to the environment. There are 25 airports in Los Angeles County. Of these, 10 are located within unincorporated areas of the County. Eighteen are within 2 miles of the parcels that would be subject to the Green Zones Program (Figure IV.D-5). The proposed improvements would not include the development of housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of airport, as there would be no change in the underlying land use.

Element 1 – Green Zone Districts

Element 1 would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 ~~15~~ of the 27 ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

There are 2,973 parcels subject to the project located within 2 miles of a public or private use airport, and, of those, 454 parcels are within 2 miles of the Green Zone Districts. However, the purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing specific regulatory requirements for specific industrial land uses. As discussed in Section III, implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, paving of permeable areas, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses. These measures would be required where the proposed program implements new standards for existing industrial uses. The construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses or minor additions to new residential or other sensitive use construction. The proposed improvements would not include the development of housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Green Zone Districts would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. The proposed program establishes the definition of sensitive uses to include 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. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III, implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established,~~ existing industrial, recycling or solid waste, or vehicle-related uses.

In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as for landscaping and planting trees, buffering, and open space, would not impact hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. Therefore, Element 2 would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area.

Element 3 – Recycling and Waste Management Revisions

Element 3, including supermarket accessory recycling collection centers, would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~

The proposed revisions in Element 3 would not result in the development of new housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Recycling and Waste Management Districts would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area.

The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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, designated zones. These uses would be on existing parking lots, and no new structures would be built. These uses would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage

to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. Element 3 would not substantially alter the existing conditions such that there would be a safety hazard or excessive noise. The proposed improvements will not include the development of housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Supermarket Accessory Recycling Collection Centers Revisions would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels. The revisions specify the enhancements to the existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The requirements of Element 4 would not result in the construction of new housing. Therefore, Element 4 would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area and no mitigation is required.

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?

The proposed program would 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. There are 25 airports in Los Angeles County. Of these, 10 are located within unincorporated areas of the County. 18 of the 25 airports are within 2 miles of the parcels that would be subject to the Green Zones Program (Figure IV.D-5). There are 11 private-use airstrips in Los Angeles County.

The potential for impacts to hazards and hazardous materials has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with Elements 1 through 4 of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section III, Table III.E-1, and Table III.E-2). The qualitative and geospatial analysis considers the incremental changes to the physical environment, as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment to hazards and hazardous materials 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 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 (see Table III.E-2). The proposed improvements would not include the development of housing. In addition, none of the improvements require an increase in number of people working at locations within 2 miles of airport, as there is no proposed change in the underlying land use.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the Project Area. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~15~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

There are 2,973 parcels subject to project located within 2 miles of a public or private use airport, and, of those, 454 parcels are within 2 miles of the Green Zone Districts. However, the purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing specific regulatory requirements for specific industrial land uses. As discussed in Section III, implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, paving of permeable areas, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses. These measures would be required where the proposed program implements new standards for existing industrial uses. The implementation of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses or minor additions to new residential or other sensitive use construction. The proposed improvements would not include the development of housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Green Zone Districts would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the Project Area. The proposed program establishes the definition of sensitive uses to include 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. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements development standards for new 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 use to a place of worship adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as for landscaping and planting trees, buffering, and open space, would not impact hazards and hazardous materials in relation to the proximity of private airstrips and the safety hazard for people residing or working in the proposed program area. Therefore, Element 2 would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.

Element 3 – Recycling and Waste Management Revisions

Element 3, including supermarket accessory recycling collection centers, would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for improvements including landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The proposed revisions in Element 3, Recycling and Waste Management Revisions, would not result in the development of new housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Recycling and Waste Management Districts would result in less than significant impacts being located in the vicinity of a private airstrip.

The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the Project Area. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be on existing parking lots, and no new structures would be built. These uses would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. Element 3 would not substantially alter the existing conditions such that there would be a safety hazard

or excessive noise. The proposed improvements would not include the development of housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Supermarket Accessory Recycling Collection Centers Revisions would result in less than significant impacts to hazards and hazardous materials in relation to being located in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to hazards and hazardous materials in relation to being in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels. The revisions specify the enhancements to the existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. The requirements of Element 4 would not result in the construction of new housing. Therefore, Element 4 would result in less than significant impacts to hazards and hazardous materials in relation to 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 is required.

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

The proposed program would 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. As the proposed program would not result in changes to any existing roadways, there would be no effect on emergency access. Although the proposed program would require an increase in minor construction projects in the County to meet the requirements, these measures would be too minor to require lane closures or partial lane closures that could obstruct emergency access routes. The proposed 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.

The potential for 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 has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts. The qualitative and geospatial analysis considers the incremental changes to the physical environment, as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment from hazards and hazardous materials in relation to impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan 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 (see Table III.E-2). Pursuant to the Mobility Element of the County General Plan,²³ the County will review land development projects to ensure appropriate roadway transitions and multimodal connectivity that would allow the most efficient movement of traffic during an emergency or evacuation. Therefore, the proposed program would result in impacts

²³ Los Angeles County General Plan 2035, Public Review Draft, January 2014. Mobility Element.

to hazards and hazardous materials resulting from impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

Element 1 – Green Zone Districts

Element 1 would result in no impacts in relation to hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~15~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

There are no parcels affected by Element 1, Green Zone Districts, that are located in or near SRAs or classified as VHFHSZs and no parcels classified as other levels of FHSZs, that are located adjacent to emergency response and emergency evacuation plan areas (see Appendix B, *Initial Study*, Section 2.20, *Wildfire*, Table 2.20-1, *Fire Hazard Areas*). The purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing specific regulatory requirements for specific industrial land uses. The implementation of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses or minor additions to new residential or other sensitive use construction.

Element 1 would result in result in no impacts to hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As the Green Zone Districts would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20, *Wildfire*, of the Initial Study, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, Element 1 would result in result in no impacts to hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Element 2 – New Sensitive Uses

Element 2 would result in no impacts to hazards and hazardous materials from impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. The proposed program establishes the definition of sensitive uses to include 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. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III, implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting,~~

~~and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the proposed program implements development standards for new 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 use to a place of worship adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.~~

The implementation of the measures required for Element 2 would not differ substantially from existing conditions, such that they would result in no impacts to hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As this element would be applied as additional standards for new development projects, the implementation of these measures would not differ substantially from construction of the new sensitive uses, subject to discretionary CEQA review (or exempt, depending on the project), regardless of whether these development standards are required. As a result, these revisions to Title 22 would not affect emergency access. As the Green Zone Districts would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, Element 2 would result in no impacts to hazards and hazardous materials regarding impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts regarding impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed project would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ As the revisions would not result in changes to any existing roadways, there would be no effect on emergency access.

The Supermarket Accessory Recycling Collection Centers portion of Element 3 would result in no impacts to hazards and hazardous materials in relation to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. These uses would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include

that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. Element 3 would result in no impacts to hazards and hazardous materials in relation to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

Element 4 would result in no impacts to hazards and hazardous materials in relation to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The requirements for Element 4 would not affect emergency access and would be constructed behind property lines. As the revisions would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20 of the Initial Study, Element 3 would have no impact on existing emergency evacuation plans and roads. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would 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.

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

The proposed program would 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. The proposed 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 would be required pursuant to the proposed program would not expose people or structures to fire risk. The potential for impacts to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the County General Plan land use designations for select parcels located within the Green Zone Districts. The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment due to hazardous wildfires 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 (see Table III.E-2). The proposed program includes 30,899 parcels that are located in VHFHZs (Table IV D.2.2-3).

The measures and development standards that would be required in all four elements of the Green Zones Program would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. Implementation of the proposed program would 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.

Element 1 – Green Zone Districts

Element 1 would result in no impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

Fire Access

Element 1, Green Zone Districts would result in no impacts related to impairment of emergency response plans or evacuation routes. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in inadequate access in regard to emergency response and evacuation plans. Element 1 contains no parcels located in a VHFHSZ (Table IV.D-2). When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.²⁴ The measures and development standards that would be required in Element 1, such as for walls and planting trees, would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. 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 OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which would facilitate the evacuation process during a fire. Therefore, Element 1 would result in no impacts related to impairment of emergency response plans or evacuation routes.

Fire Flow Standards

Element 1 would result in no impacts related to inadequate fire flow standards. The development requirements of Element 1 would not differ substantially from existing conditions, such that they would result in inadequate water and pressure to meet fire flow standards. Element 1 contains no parcels located in a VHFHSZ (Table IV.D-2). County-wide FHSZ standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include fire flow

²⁴ 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

and fire hydrant standards.²⁵ As discussed in Section IV.I, *Utilities and Service Systems*, based on a review of water supply for parcels with County land use zoning designations that would be subject to the Green Zone Districts, 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 proposed program area is served by the MWD and various member agencies to maintain sufficient water supplies available to serve the project, and they continue to implement water conservation projects and emergency supplies. The Green Zone Districts development standards would not result in water consumption which would decrease the water and pressure such that they would be inadequate to meet fire flow standards. Therefore, Element 1 would result in no impacts to water and pressure to meet fire flow standards.

Land Use Proximity

Element 1 would result in no impacts in relation to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. Element 1 contains no parcels located in a VHFHSZ (Table IV.D-2). The development standards required for Element 1 such as for solid walls and planting trees, would 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, would 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 FHSZs.^{26,27} Additionally, the purpose of the Green Zone Districts is to implement development standards on industrial uses where sensitive uses are in close proximity. 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. The Green Zone Districts are also located within very urban areas in the County which typically do not contain land uses with high fuel loads. These are communities that are located in a highly urbanized area of the Los Angeles Basin and have been in existence for many years with existing urban infrastructure. The improvements to the industrial facilities would be located behind property lines and would not create fuel loads. Therefore, Element 1 would result in no 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.

Element 2 – New Sensitive Uses

Element 2 would result in less than significant impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. The proposed program establishes the definition of sensitive uses to include 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. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements development standards for new 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 use to a place of worship adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. Element 2 contains 23,583 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for Element 2 would not differ substantially from existing conditions, as they would be minor additions to new residential or other sensitive use construction. All new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, Element 2 would result in no impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires.

²⁵ 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>

²⁶ 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>

²⁷ 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>

Fire Access

Element 2 would result in less than significant impacts related to impairment of emergency response plans or evacuation routes. The development requirements for Element 2 would not differ substantially from existing conditions, such that they would result in inadequate access in regard to emergency response and evacuation plans. When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.²⁸ These measures and development standards for new sensitive uses, such as for solid walls and planting trees, would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. 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. The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which would facilitate the evacuation process during a fire. Element 2 contains 23,583 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for New Sensitive Uses would not differ substantially from existing conditions, as they would be minor additions to new residential or other sensitive use construction. All new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, Element 2 would result in less than significant impacts to impairment of emergency response plans or evacuation routes.

Fire Flow Standards

Element 2 would result in less than significant impacts to water and pressure to meet fire flow standards. The requirements of Element 2 would not differ substantially from existing conditions, such that they would result in inadequate water and pressure to meet fire flow standards. As discussed in Section IV.I, *Utilities*, based on a review of water supply for parcels with County land use zoning designations that would be subject to the New Sensitive Uses, there are 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 proposed program area is served by the MWD and various member agencies to maintain sufficient water supplies available to serve the project, and they continue to implement water conservation projects and emergency supplies. The development standards of Element 2 would not result in water consumption which would decrease the water and pressure such that they would be inadequate to meet fire flow standards. Element 2 contains 23,583 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for Element 2 would not differ substantially from existing conditions, as they would be minor additions to new residential or other sensitive use construction. All new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, Element 2 would result in less than significant impacts to water and pressure to meet fire flow standards.

Land Use Proximity

Element 2 would 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. The requirements of Element 2 would not differ substantially from existing conditions, such that they would result in a hazard due to proximity to land use that have the potential for dangerous fire hazard. The development standards for Element 2, such as for solid walls and planting trees, would 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, would 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

²⁸ 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

well as Title 32 requirements of the fire code related to development in FHSZs.^{29,30} While the purpose of the New Sensitive Uses is to implement development standards on new sensitive uses adjacent to industrial land uses, which may contain fire hazards, the development standards would protect new sensitive uses from the existing industrial uses. This element would not be the cause of the new sensitive use being placed nearby an industrial land use, but rather would mitigate the effects that may come from it to avoid exposure to pollutants from nearby land uses. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as for landscaping and planting trees, buffering, and open space, would not cause or exacerbate fire risks. Additionally, the improvements to New Sensitive Uses would be located behind property lines and would not create fuel loads. Element 2 contains 23,583 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for Element 2 would not differ substantially from existing conditions, as they would be minor additions to new residential or other sensitive use construction. All new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, Element 2 would 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.

Element 3 – Recycling and Waste Management Revisions

Element 3 would 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. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Element 3 contains 12,978 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for Element 3 would not differ substantially from existing conditions and all new development would be required to meet existing regulations regarding fire hazards and prevention. ~~Additionally, the proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.~~ Therefore, Element 3 would 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.

The Supermarket Accessory Recycling Collection Centers portion of Element 3 would result in less than significant impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or non-food items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be ~~constructed~~ established on

²⁹ 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>

³⁰ 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>

existing parking lots, and no new structures would be built. These uses would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. Element 3 contains 12,978 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for the Supermarket Accessory Recycling Collection Centers would not differ substantially from existing conditions, and all new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, the Supermarket Accessory Recycling Collection Centers portion of Element 3 would 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.

Fire Access

Element 3 would result in less than significant impacts to impairment of emergency response plans or evacuation routes. The implementation of the required development standards for Element 3 would not differ substantially from existing conditions such that they would result in inadequate access in regard to emergency fire response and evacuation plans. When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.³¹ These measures and development standards for specific recycling and waste management uses, such as for construction of solid walls and planting trees, would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. 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. The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which would facilitate the evacuation process during a fire. The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts within a high fire hazard area with inadequate access. These structures would be minimal additions to existing supermarket facilities. These uses would be constructed on existing parking lots, and no new structures would be built. They would be setback a minimum of 10 feet behind property lines, structures, public rights of way, and driveways, and therefore would not obstruct available fire protection access. Element 3 contains 12,978 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for Element 3 would not differ substantially from existing conditions and all new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, the Supermarket Accessory Recycling Collection Centers portion of Element 3 would result in less than significant impacts to impairment of emergency response plans or evacuation routes.

Fire Flow Standards

Element 3 would result in less than significant impacts to water and pressure to meet fire flow standards. The implementation of the required development standards for Element 3 would not differ substantially from existing conditions such that they would result in inadequate water and pressure to meet fire flow standards. County-wide FHSZs standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include fire flow and fire hydrant standards.³² As discussed in Section IV-I, *Utilities and Service Systems*, these revisions would result in less than significant impacts to water supply. Water supply in proposed program area is served by the MWD and various member agencies to maintain sufficient water supplies available to serve the project, and they continue to implement water conservation projects and emergency supplies. Any construction would be in compliance with development standards and would not substantially alter the existing conditions for existing industrial uses in relation to water supply within the proposed program area, and increased

³¹ 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

³² 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>

water supply needed for recycling and solid waste facilities would be in compliance with county development standards. The Recycling and Waste Management development standards would not result in water consumption which would decrease the water and pressure such that they would be inadequate to meet fire flow standards. The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to water and pressure to create inadequate fire flow standards. These uses would be constructed on existing parking lots, and no new structures would be built. These structures would be minimal additions to existing supermarket facilities and would not require additional water consumption. As discussed in Section IV.I, *Utilities and Service System*, the Supermarket Accessory Recycling Collection revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water would occur such that water and pressure in the area would be reduced. The implementation of Supermarket Accessory Recycling Collection Centers would not differ substantially from existing conditions, such that they would create inadequate water and pressure. Element 3 contains 12,978 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for the Supermarket Accessory Recycling Collection Centers would not differ substantially from existing conditions and all new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, the Supermarket Accessory Recycling Collection Centers portion of Element 3 would result in less than significant impacts to water and pressure to meet fire flow standards.

Land Use Proximity

Element 3 would result in less than significant impacts to a hazard due to proximity to land use that have the potential for dangerous fire hazard. The implementation of the required development standards for Element 3 would not differ substantially from existing conditions such that they would result in a hazard due to proximity to land use that have the potential for dangerous fire hazard. The Element 3 development standards such as for construction of solid walls and planting trees, would 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, would 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 FHSZs.^{33,34} While the purpose of these revisions is to implement development standards on specific recycling and waste management uses, which may contain fire hazards, the development standards would protect adjacent land uses from the existing uses. This element would not be the cause of a land use being placed nearby an industrial land use, but rather would mitigate the effects that may come from it to avoid exposure to pollutants from nearby land uses. These measures to reduce the incompatibility of recycling and solid waste uses with surrounding land uses through development standards would not cause or exacerbate fire risks. Projects for Element 3 would be processed on a project by project basis and subject to environmental review under CEQA in relation to hazards and hazardous materials prior to project approval. Additionally, the improvements to recycling and solid waste land uses would be located behind property lines and would not create fuel loads. The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts within a high fire hazard area with inadequate access. These structures would be minimal additions to existing supermarket facilities, and they would be constructed on existing parking lots so that no new structures would be built. They would be placed behind property lines and would not result in increased fuel loads given that they would be located on an existing supermarket lot and would be maintained in good condition. There would be no change in land use on the supermarket facility or adjacent to it. Therefore, the Supermarket Accessory Recycling Collection Centers would not result in a hazard due to proximity to land use that have the potential for dangerous fire hazard. Element 3 contains 12,978 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for the Supermarket Accessory Recycling Collection Centers would not differ substantially from existing conditions and all new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to a hazard due to proximity to land use that have the potential for dangerous fire hazard.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

Element 4 would result in less than significant impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted.

³³ 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>

³⁴ 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>

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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Element 4 contains 30,777 parcels located in a VHFHSZ (Table IV.D-2). However, the implementation of the required development standards for Element 4 would not differ substantially from existing conditions and all new development would be required to meet existing regulations regarding fire hazards and prevention. Therefore, Element 4 would result in less than significant impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires.

Fire Access

Element 4 would result in less than significant impacts to impairment of emergency response plans or evacuation routes. The implementation of the required development standards for Element 4 would not differ substantially from existing conditions, such that they would result in inadequate access in regard to emergency response and evacuation plans. When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.³⁵ These Storage Enclosures for Recycling and Solid Waste Revisions would contain recycling and solid waste in areas that would not obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. 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. The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which would facilitate the evacuation process during a wildfire. Therefore, Element 4 would result in less than significant impacts to impairment of emergency response plans or evacuation routes.

Fire Flow Standards

Element 4 would result in less than significant impacts to water and pressure to meet fire flow standards. Element 4 requirements would not differ substantially from existing conditions, such that they would result in inadequate water and pressure to meet fire flow standards. County-wide FHSZs standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include fire flow and fire hydrant standards.³⁶ As discussed in Section IV.I, *Utilities and Service Systems*, the Storage Enclosures for Recycling and Solid Waste Revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water would occur such that water and pressure in the area would be reduced. Water supply in the proposed program area is served by the MWD and various member agencies to maintain sufficient water supplies available to serve the project, and they continue to implement water conservation projects and emergency supplies. Any construction would be in compliance with development standards and would not substantially alter the existing conditions for existing land uses in relation to water supply within the proposed program area, and increased water supply needed for Storage Enclosures for Recycling and Solid Waste Revisions would be in compliance with county development standards. The Storage Enclosures for Recycling and Solid Waste Revisions development standards would not result in water consumption which would decrease the water and pressure such that they would be inadequate to meet fire flow standards. Therefore, Element 4 would result in less than significant impacts to water and pressure to meet fire flow standards.

Land Use Proximity

Element 4 would result in less than significant impacts due to proximity to land use that have the potential for dangerous fire hazard. The Element 4 development standards would not differ substantially from existing conditions, such that they would result in a hazard due to proximity to land use that have the potential for dangerous fire hazard. These structures would be minimal additions to existing land uses, and they would be constructed behind property lines and would not result in increased fuel loads given that they would be located on an existing lot and would be maintained in a clean, litter-free condition. There

³⁵ 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

³⁶ 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>

would be no change in land use either of the facility itself or of adjacent land uses. Therefore, Element 4 would result in less than significant impacts due to proximity to land use that have the potential for dangerous fire hazard.

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

The proposed program would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. The proposed 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 would be required pursuant to the proposed program would not expose people or structures to fire risk. The potential for impacts to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts. The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment due to hazardous wildfires 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 (see Table III.E-2).

The measures and development standards that would be required in all four elements of the Green Zones Program would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would 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 would 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.

Element 1 – Green Zone Districts

Element 1 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. The new development standards for Element 1 would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

The development standards for Element 1 would not differ substantially from existing conditions, such that they would constitute a potentially significant fire hazard because none of the Element 1 parcels are located in a VHFHSZ (Table IV.D-2). The requirements include standards for construction of solid walls and planting trees that would 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 would 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.^{37, 38}

The use of the proposed program, development standards for industrial uses, do not constitute a potentially dangerous fire hazard. These development standards would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use. Therefore, Element 1 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard.

Element 2 – New Sensitive Uses

Element 2 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. In addition, the 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.^{39,40} The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III, implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130). These measures would be required where the Title 22~~ These measures would be required where the Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would obstruct or impair adopted emergency response plans and emergency evacuation routes. 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.⁴¹ 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.⁴² The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in Los Angeles County. Furthermore, the proposed program is expanding development standards for requiring screening, buffers, or placement of features between incompatible uses of non-conforming and new construction projects. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as for landscaping and planting trees, buffering, and open space, would not constitute a

³⁷ 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>

³⁸ 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>

³⁹ 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>

⁴⁰ 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>

⁴¹ County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

⁴² 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

fire hazard. The use of the proposed program, development standards for new sensitive uses, do not constitute a potentially dangerous fire hazard. These development standards would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use. Therefore, Element 2 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard.

Element 3 – Recycling and Waste Management Revisions

Element 3, including supermarket accessory recycling collection centers, would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP, and would include requirements for improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ In addition, the Fire Department along with Public Works, assists, supports and institutes a variety of applicable regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, brush clearance inspections, enforcement of fire and building codes as they relate to Title 32 requirements of the fire code for development in FHSZs.^{43,44} These measures to reduce the incompatibility of recycling and solid waste uses with surrounding land industrial uses through development standards such as for landscaping and planting trees, buffering, and open space, would not constitute a fire hazard. The use of the proposed program, development standards for recycling and solid waste uses, do not constitute a potentially dangerous fire hazard. These development standards would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use. Therefore, Element 3 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard.

The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. These uses would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored,

⁴³ 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>

⁴⁴ 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>

and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. Supermarket Accessory Recycling Collection Centers would not constitute a potentially dangerous fire hazard. These structures would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard.

Element 4 – Storage Enclosures for Recycling and Waste Management Revisions

Element 4 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. Any new development or expansion of existing development would be 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. The revisions would not substantially alter the existing conditions such that slope stability would be impacted. The storage would be required to have view-obstructing fence or wall enclosures which the height of the stored items could not exceed and thereby would not intrude within circulation patterns and maintain clearances. The development standards for storage enclosures within a recycling and solid waste facility, located outside of a building, would 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. Municipal solid waste, recyclables, and compostable material containers would 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 would be deposited and stored in containers that have lids and are made of metal, and the containers would be maintained in good condition with no structural damage, holes, visible rust, or graffiti. The storage areas shall be accessible to residents, employees, and haulers at all times. The Storage Enclosures for Recycling and Solid Waste Revisions would not result in a substantial change, as the development standards for storage enclosures require them to be kept in good condition and away from circulation clearances. The improvements can be accomplished within the properties and would not utilize materials that would contribute to fuel load or become a source of pollutants during a wildfire that would expose workers or nearby residents to excessive pollutant concentrations during a wildfire. Regulations and programs such as building codes, vegetation management, and fire inspections would reduce fuel load or source of pollutants during a wildfire. As such, the addition of Storage Enclosures for Recycling and Solid Waste Revisions would not result in an adverse impact such that slope, wind or other factors in relation to exposure to pollutants from wildfires or uncontrolled wildfires would be impacted in or near SRAs or lands classified as VHFHSZs. Storage enclosures would not constitute a potentially dangerous fire hazard. These structures would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use, as they would not store any hazardous materials. Therefore, Element 4 would result in less than significant impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard.

5. CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method no. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, the PEIR analyzes the

environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, the PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger County region surrounding it. For a more in-depth analysis of the methods used to quantify the cumulative impact, please see the introduction to Section IV.

Assuming the case study project modeled in the HIA that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits × 1.39 acres).⁴⁵ This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is ~~134,564~~ 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of ~~many various uses. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs, including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (ARAs)~~ (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

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?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding the creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Implementation of the proposed program would result in less than significant impacts in regard to the creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed program would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The Green Zone District would not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to the creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

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?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Implementation

⁴⁵ Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

of the proposed program would result in less than significant impacts regarding the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Although the potential exists for reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as a result of the proposed program. The proposed program would not increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. The proposed program would not exempt any property owner from the provisions of Occupational Safety and Health Act, Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, 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. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to the creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Threshold D-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school. Implementation of the proposed program would result in less than significant impacts regarding the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school. As a result of the close proximity of hazardous waste sites to schools within the Green Zones Program area, there is potential for impacts from to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. However, the proposed program includes language requiring that property owners required to meet the requirements of the Green Zones Program 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. This applies to all four program elements. Adherence to this requirement would 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. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or wastes 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?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment. Implementation of the proposed program would result in less than significant impacts in regard to being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment. Implementation of 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 proposed program includes language requiring that property owners required to meet the requirements of the Green Zones Program 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. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.

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?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding 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, would result in a safety hazard for people residing or working in the Project Area. Implementation of the proposed program would result in less than significant impacts in regard to the project 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, would result in a safety hazard for people residing or working in the project area. Although there are 18 public and private use airports within 2 miles of the proposed Green Zones Program area, the proposed program would involve implementation of landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses pursuant to the County's Noise Ordinance. The proposed program would not involve inducing development of employment of housing in areas within the program area but rather involve greater stringency in development standards and requirements for proposed development and new sensitive uses, in addition to reducing placement of incompatible uses in areas to avoid impacts on sensitive uses. In addition, the proposed program would not result in cumulative impacts related to inducing development of employment or housing or result in the development of in compatibility uses within two miles of a public airport or public use airport or in an airport land use plan area. Implementation of the proposed program would result in less than significant impacts 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, would result in a safety hazard for people residing or working in the project area. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due 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, would result in a safety hazard for people residing or working in the Project Area.

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?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding the project being in the vicinity of a private airstrip, resulting in a safety hazard for people residing or working in the project area. Implementation of the proposed program would result in less than significant impacts in regard to the project being in the vicinity of a private airstrip, resulting in a safety hazard for people residing or working in the project area. Although there are 18 public and private use airports within 2 miles of the proposed Green Zones Program area, the proposed program would involve landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses pursuant to the County's Noise Ordinance. The proposed program would not involve inducing development of employment of housing in areas within the program area but rather involve greater stringency in development standards and requirements for proposed development and new sensitive uses, in addition to reducing placement of incompatible uses in areas to avoid impacts on sensitive uses. In addition, the proposed program would not result in cumulative impacts related to inducing development of employment or housing or result in the development of in compatibility uses within the vicinity of a private airstrip or within an airport land use plan area. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to the project being in the vicinity of a private airstrip, resulting in a safety hazard for people residing or working in the project area.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding the project impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. Implementation of the proposed program would result in less than significant impacts in regard to impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing recycling and solid waste uses such that emergency access would be impacted. These revisions would not affect emergency access and would be constructed behind property lines. As the revisions would not result in changes to any existing roadways, there would be no effect on emergency access. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to the urbanized areas or where residences are intermixed with wildlands.

Implementation of the proposed program would result in less than significant impacts in regard to exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to the urbanized areas or where residences are intermixed with wildlands. The proposed 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 would be required pursuant to the proposed program would not expose people or structures to fire risk. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to the urbanized areas or where residences are intermixed with wildlands.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding constituting a potentially dangerous fire hazard. The proposed 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 would be required pursuant to the proposed program would not expose people or structures to fire risk. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact regarding potentially dangerous fire hazards.

6. MITIGATION MEASURES

Implementation of the proposed program would result in less than significant impacts to hazards and hazardous materials. Therefore, no mitigation measures are required.

7. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts to hazards and hazardous materials would be less than significant, and there would be no need for mitigation.

IV. ENVIRONMENTAL IMPACT ANALYSIS

E. HYDROLOGY AND WATER QUALITY

1. INTRODUCTION

This analysis is undertaken to determine if the Green Zones Program (proposed program) may have a significant impact to hydrology and water quality in accordance with the State California Environmental Quality Act (CEQA) Guidelines.¹ The goal of the analysis is to identify the potential for significant impacts and assess the feasibility of mitigation measures to avoid or minimize significant impacts related to hydrology and water quality to a less than significant level. This analysis has been prepared as an information disclosure document for the public, stakeholders, and other agencies, and to support the County of Los Angeles (County), in their capacity as the Lead Agency pursuant to CEQA. As identified through the scoping process, the County has the sole discretionary land use with respect the proposed program and will use this Program Environmental Impact Report (PEIR) to inform their decision-making process. The scope of the analysis considers potential for the project to adversely affect surface or ground water quality, ground water supplies or recharge, drainage patterns, flood-related hazards, implementation or achievement of goals established in adopted water quality management plans.

Hydrology and water quality were evaluated with regard to the National Flood Insurance Program Flood Insurance Rate Maps for Los Angeles County; the 75 U.S. Geological Survey (USGS) 7.5-minute series topographic quadrangles that cover area affected by the proposed program; the State Water Resources Control Board Onsite Wastewater Treatment Systems (OWTS) Policy;² the applicable Regional Water Quality Control Board (RWQCB) Basin Plans including the Los Angeles County Basin Plan;³ The Lahontan Basin Plan,⁴ Central Valley Basin Plan;⁵ Upper Santa Clara River Watershed Integrated Regional Water Management Plan;⁶ Los Angeles County Low Impact Development (LID) Ordinance (L.A. County Code, Title 12, Ch. 12.84);⁷ Los Angeles County Hydrology Manual; the Conservation and Natural Resources Elements of the Los Angeles County General Plan 2035;⁸ the 2015 Antelope Valley Area Plan; Town & Country Plan;⁹ the 2012 Santa Clarita Valley Area Plan;¹⁰ Altadena Community Plan;¹¹ East Los Angeles Community Plan;¹² Florence-Firestone Community Plan;¹³ Hacienda Heights Community

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² State Water Resource Control Board. April 2018. OWTS Policy, Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems. Available at: https://www.waterboards.ca.gov/water_issues/programs/owts/

³ California Waterboards. n.d. State of California Santa Ana Regional Water Quality Control Board. Available at: <https://www.waterboards.ca.gov/santaana/>

⁴ Water Quality Control Plan for the Lahontan Region (Basin Plan). Adopted March 21, 1995. Available at: https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.html

⁵ California Regional Water Quality Control Board. May 2018. Central Valley Basin Plan. Available at: https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/tlbp_201805.pdf

⁶ Los Angeles County Public Works. February 2014. The 2014 Update of the Upper Santa Clara River Watershed Integrated Regional Water Management Plan. Available at: <https://pw.lacounty.gov/wmd/scr/FileList.aspx?path=docs\The%202014%20Update%20of%20the%20IRWMP>

⁷ 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>

⁸ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

⁹ Los Angeles County Department of Regional Planning. June 2015. Antelope Valley Area Plan- Town & County: A Component of the Los Angeles County General Plan. Available at: http://planning.lacounty.gov/assets/upl/project/tnc_draft-20150601.pdf

¹⁰ Los Angeles County. 2012. Santa Clarita Valley Area Plan. Available at: http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012.pdf

¹¹ Los Angeles County Department of Regional Planning. Altadena Community Plan. July 10, 1986. Available at: https://planning.lacounty.gov/view/altadena_community_plan

¹² Los Angeles County Department of Regional Planning. East Los Angeles Community Plan. June 23, 1988. Available at: https://planning.lacounty.gov/view/east_los_angeles_community_plan

¹³ Los Angeles County Department of Regional Planning. Florence-Firestone Community Plan. September 3, 2019. Available at: <https://planning.lacounty.gov/ffcp>

Plan;¹⁴ Marina Del Rey Land Use Plan; ¹⁵ Rowland Heights Community Plan;¹⁶ Santa Monica Mountains Coastal Zone;¹⁷ Santa Monica Mountains North Area Plan;¹⁸ Twin Lakes Community Plan;¹⁹ Walnut Park Neighborhood Plan;²⁰ and the West Athens-Westmont Community Plan.²¹ A review of publicly available published literature related to surface and groundwater in Los Angeles County was also performed. This PEIR includes a list of commonly used abbreviations, acronyms, and useful working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

2. ENVIRONMENTAL SETTING

A. REGULATORY FRAMEWORK

(1) Federal

Clean Water Act, Sections 401 and 404

The Clean Water Act (CWA) was enacted to restore and maintain the chemical, physical, and biological integrity of the nation's waters by regulating point and non-point pollution sources, providing assistance to publicly owned treatment works for the improvement of wastewater treatment, and maintaining the integrity of wetlands.²² This includes the creation of the National Pollutant Discharge Elimination System (NPDES), a program that requires states to establish discharge standards specific to water bodies.

Section 401 of the CWA established the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. Under the CWA, the U.S. Environmental Protection Agency (EPA) has implemented pollution control programs such as setting wastewater standards for surface waters. The CWA made it unlawful to discharge any pollutant from a point source into navigable waters unless a permit is obtained. The EPA's NPDES permit program controls these discharges. Point sources are discrete conveyances such as pipes or manmade ditches. In California, Section 401 of the CWA is administered and enforced by the State Water Resources Control Board (SWRCB), which develops regulations to implement water-quality control programs mandated at the federal and state levels. To implement these programs, California has nine RWQCBs. Areas subject to the Green Zones Program are located within the jurisdiction of the Los Angeles RWQCB, Central Valley RWQCB, and the Lahontan RWQCB.

Section 303(d) of the CWA requires states to identify and establish a list of water bodies for which current pollution control technologies alone are not stringent enough to attain and maintain applicable water quality standards.²³ Those water bodies on the 303(d) list are termed "impaired water bodies." For each impaired water body, states are required to develop a Total Maximum Daily Load (TMDL), which is the pollutant limit a water body can receive and still attain water quality standards. Any pollution above the maximum TMDL shall be "budgeted," meaning that the residual pollution is allocated for reduction among

¹⁴ Los Angeles County Department of Regional Planning. Hacienda Heights Community Plan. May 24, 2011. Available at: https://planning.lacounty.gov/view/hacienda_heights_community_plan

¹⁵ Los Angeles County Department of Regional Planning. Marina Del Rey Land Use Plan. Dec 31, 1969. Available at: https://planning.lacounty.gov/view/marina_del_rey_land_use_plan

¹⁶ Los Angeles County Department of Regional Planning. Rowland Heights Community Plan. Sep 01, 1981. Available at: https://planning.lacounty.gov/view/rowland_heights_community_plan

¹⁷ Los Angeles County Department of Regional Planning. October 10, 2014. Available at: Santa Monica Mountains Coastal Zone. Available at: <https://planning.lacounty.gov/coastal/smm>

¹⁸ Los Angeles County Department of Regional Planning. October 2000. Available at: Santa Monica Mountains North Area Plan. Available at: <https://planning.lacounty.gov/smmnap>

¹⁹ Los Angeles County Department of Regional Planning. Twin Lakes Community Plan. May 9, 1991. Available at: https://planning.lacounty.gov/view/twin_lakes_community_plan

²⁰ Los Angeles County Department of Regional Planning. Walnut Park Neighborhood Plan. Sep 24, 1987. Available at: https://planning.lacounty.gov/view/walnut_park_neighborhood_plan

²¹ Los Angeles County Department of Regional Planning. West Athens-Westmont Community Plan. Mar 15, 1989. Available at: https://planning.lacounty.gov/view/west_athens_westmont_community_plan

²² United States Environmental Protection Agency. 2020. Clean Water Act Section 401: State Certification of Water Quality. Available at: <https://www.epa.gov/cwa-401/basic-information-cwa-section-401-certification>

²³ United States Environmental Protection Agency. 2020. Overview of Identifying and Restoring Impaired Waters under Section 303(d) of the CWA. Available at: <https://www.epa.gov/tmdl/overview-identifying-and-restoring-impaired-waters-under-section-303d-cwa>

the various sources of the pollutant in order to regain the beneficial uses of the water body. As specified in the County General Plan 2035,²⁴ municipal, construction, and stormwater discharges are regulated pursuant to the NPDES permitting program:

The National Pollutant Discharge Elimination System (NPDES) is a permitting program that establishes a framework for regulating municipal, industrial, and construction stormwater discharges into surface water bodies, including stormwater channels. The Los Angeles Regional Board, Central Valley Regional Water Quality Control Board, and Lahontan Regional Water Quality Control Board are responsible for implementing the federally-mandated NPDES program in Los Angeles County. Consequently, the County has a Stormwater Ordinance that requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by an NPDES Stormwater Permit. As part of its NPDES Program, the Los Angeles Regional Board adopted a new Municipal Separate Storm Sewer Permit (MS4 Permit) in 2012. The MS4 Permit imposes a number of basic programs in order to maintain a level of acceptable runoff conditions through the implementation of Best Management Practices (BMPs) that mitigate stormwater quality problems.

Section 404 of the CWA establishes a program to regulate the discharge of dredged and fill material into waters of the United States, including wetlands. The U.S. Army Corps of Engineers (USACE) administers the day-to-day program, including individual permit decisions and jurisdictional determinations; develops policy and guidance; and enforces Section 404 provisions.²⁵

Safe Drinking Water Act, 1974

The Safe Drinking Water Act (SDWA) was originally passed by Congress in 1974 to protect public health by regulating the nation's public drinking water supply.²⁶ The law was amended in 1986 and 1996 and requires many actions to protect drinking water and its sources—rivers, lakes, reservoirs, springs, and ground water wells (SDWA does not regulate private wells which serve fewer than 25 individuals). SDWA authorizes the EPA to set national health-based standards for drinking water to protect against both naturally occurring and man-made contaminants that may be found in drinking water. EPA, states, and water systems then work together to make sure that these standards are met.

SDWA applies to every public water system in the United States. The responsibility for making sure these public water systems provide safe drinking water is divided among EPA, states, tribes, water systems, and the public. SDWA provides a framework in which these parties work together to protect this valuable resource. EPA sets national standards for drinking water based on sound science to protect against health risks, considering available technology and costs. These National Primary Drinking Water Regulations set enforceable maximum contaminant levels for particular contaminants in drinking water or required ways to treat water to remove contaminants. Each standard also includes requirements for water systems to test for contaminants in the water to make sure standards are achieved. In addition to setting these standards, EPA provides guidance, assistance, and public information about drinking water, collects drinking water data, and oversees state drinking water programs.

Executive Order 11988, Floodplain Management

The objective of Executive Order 11988, dated May 24, 1977, signed by President Jimmy Carter, is the avoidance, to the extent possible, of long- and short-term adverse impacts associated with the occupancy and modification of the base floodplain (100-year floodplain) and the avoidance of direct and indirect support of development in the base floodplain wherever there is a practicable alternative.²⁷ Under the Executive Order, each Federal agency undertaking an action in a floodplain must provide leadership and take action to

- Avoid development in the base floodplain unless it is the only practicable alternative
- Reduce the hazard and risk associated with floods

²⁴ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

²⁵ United States Environmental Protection Agency. 2020. Permit Program under CWA Section 404. Available at: <https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>

²⁶ United States Environmental Protection Agency. 2004. Understanding the Safe Drinking Water Act.

²⁷ Executive Order 11988: Floodplain Management. May 24, 1977. <https://www.fema.gov/executive-order-11988-floodplain-management>

- Minimize the impact of floods to human safety, health, and welfare
- Restore and preserve the natural and beneficial values of the base floodplain

The proposed program would be subject to Executive Order 11988 if it would result in long- and short-term adverse impacts to the 100-year floodplain.

National Flood Insurance Act of 1968 and Flood Disaster Protection Act of 1973

The National Flood Insurance Act of 1968 created the Federal Insurance Administration (now Federal Insurance and Mitigation Administration, or FIMA) and made flood insurance available for the first time.²⁸ The Flood Disaster Protection Act of 1973 made the purchase of flood insurance mandatory for the protection of property located in Special Flood Hazard Areas.

National Flood Insurance Program

The National Flood Insurance Program (NFIP) is a program created by the Congress of the United States in 1968 through the National Flood Insurance Act of 1968 (P.L. 90-448). U.S. Congress has the twofold purposes of the NFIP to share the risk of flood losses through flood insurance and to reduce flood damages by restricting floodplain development. The NFIP offers flood insurance to homeowners, renters, and business owners if their community participates in the NFIP. Participating communities agree to adopt and enforce ordinances that meet or exceed FEMA requirements to reduce the risk of flooding.

(2) State

Section 1600 of the State Fish and Game Code

The California Department of Fish and Wildlife (CDFW) is responsible for conserving, protecting, and managing California's fish, wildlife, and native plant resources. To meet this responsibility, the Fish and Game Code (Section 1602) requires an entity to notify CDFW of any proposed activity that may substantially modify a river, stream, or lake. Notification is required by any person, business, state, or local government agency, or public utility that proposes an activity that would:

- Substantially divert or obstruct the natural flow of any river, stream or lake
- Substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake
- Deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake

The notification requirement applies to any work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel. This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water. If CDFW determines that the activity may substantially adversely affect fish and wildlife resources, a Lake or Streambed Alteration Agreement is required. The Agreement includes reasonable conditions necessary to protect those resources and must comply with CEQA. The entity may proceed with the activity in accordance with the final Agreement.

California Porter-Cologne Water Quality Act

This state law provides a comprehensive water quality management system for the protection of California waters. Porter-Cologne designated the SWRCB as the ultimate authority over state water rights and water quality policy and also established the nine RWQCBs to oversee water quality on a day-to-day basis at the local/regional level, including preparation and implementation of Water Quality Control Plans (Basin Plans).

The Basin Plans contain water quality standards that are the basis for each RWQCB's regulatory programs. The water quality standards consist of up to 24 designated beneficial uses (e.g., municipal and domestic supply, wildlife habitat, recreation, and groundwater recharge) for individual surface water bodies and groundwater, as well as the water quality objectives to be maintained or attained to protect those beneficial uses. The Basin Plans also contain waste discharge prohibitions and other

²⁸ Federal Emergency Management Agency. 1997. The National Flood Insurance Act of 1968, As Amended and the Flood Disaster Protection Act of 1973, As Amended. Available at: https://www.fema.gov/media-library-data/20130726-1545-20490-9247/frm_acts.pdf

implementation measures to achieve water quality objectives. Water quality control measures include TMDLs required by the federal CWA.

Marine Managed Areas Improvement Act

Under the Marine Managed Areas Improvement Act, all Areas of Special Biological Significance (ASBS) are designated as a subset of state water quality protection areas and require special protection as determined by the State Water Board pursuant to the Ocean Plan and the Water Quality Control Plan for Control of Temperature in the Coastal and Interstate Waters and Enclosed Bays and Estuaries of California (Thermal Plan). Ocean areas requiring the protection of marine species or biological communities from an undesirable alteration in natural water quality are designated by the California Water Resources Control Board as ASBSs. There are 34 areas designated as ASBS. Of those, six are located within the jurisdiction of the County. Five ASBSs are located off the coasts of the Channel Islands (one along the coastline of the San Clemente Island and four along the coastlines of Santa Catalina Island). The sixth ASBS (designated as “ASBS-24”) is located along the coast of Ventura County and Los Angeles County, extending from Laguna Point to Latigo Point. About two-thirds of ASBS-24 lies along the coastline of Los Angeles County. Federal and state policies prohibit the discharge of pollutants into areas identified as ASBS. The County, the Los Angeles County Flood Control District, cities and other public jurisdictions, and private property owners own and maintain dozens of storm drains that discharge into ASBS-24.²⁹

California Sustainable Groundwater Management Act of 2014

The California Sustainable Groundwater Management Act (SGMA) consists of Senate Bill (SB) 1168 (Pavley), Assembly Bill (AB) 1739 (Dickinson), and SB 1319 (Pavley). The SGMA aims to bring groundwater basins in the state into balance in twenty years by providing a framework for long-term sustainable groundwater management. Under the SGMA, local and regional authorities in medium and high priority groundwater basins have formed Groundwater Sustainability Agencies (GSAs) that prepare and implement local Groundwater Sustainability Plans.³⁰ The content of the Groundwater Sustainability Plans is regulated by the California Department of Water Resources. Local agencies have until 2022 to develop, prepare, and implement their Groundwater Sustainability Plans and until 2040 to achieve groundwater sustainability. In addition, the SGMA requires that adjudicated basin areas, where a court has determined the groundwater rights of all overlies and appropriators, while not subject to the SGMA, are required to comply with specific reporting requirements.³¹ The SGMA requires adjudicated basin “Watermasters” or local agencies to submit Adjudicated Area Annual Reports.

(3) Regional

Water Quality Control Plan for the Los Angeles Region

The Los Angeles Regional Water Quality Control Board (RWQCB) Basin Plan establishes water quality standards for the Coastal Watersheds of Los Angeles and Ventura Counties. The first essentially complete Basin Plan, which was established under the requirements of California’s 1969 Porter-Cologne Water Quality Control Act (Section 13000 [Water Quality] et seq. of the California Water Code), was adopted in 1975 and revised in 1984. The latest version was adopted in 1994. The Los Angeles RWQCB Basin Plan objectives are to protect the public health and welfare as well as to maintain or enhance water quality in relation to the designated existing and potential beneficial uses of the water in accordance with the CWA.

The Los Angeles RWQCB is involved in the regulation of a number of activities that are relevant to the Master Plan:

- Prepares, monitors compliance with, and enforces Waste Discharge Requirements, including NPDES Permits
- Implements and enforces local storm water control efforts
- Enforces water quality laws, regulations, and waste discharge requirements

Storm water discharges that are composed entirely of runoff from qualifying construction activities may require regulation under the General Construction Activity Storm Water Permit issued by the SWRCB. Construction activities that qualify include

²⁹ Los Angeles County General Plan. Los Angeles County. 6 October 2015. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

³⁰ California Department of Water Resources. Accessed October 10, 2020. Basin Prioritization. Available at: <https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization>

³¹ Cal. Water Code § 10720.8. Adjudicated Basins; Cal. Water Code § 10720.8(a). When water users within a basin have a dispute over legal rights to the water, courts can issue an adjudication that can cover an entire basin, a portion of a basin, or a group of non-basins and all non-basin locations between.

clearing, grading, excavation, reconstruction, and dredge-and-fill activities that result in the disturbance of at least one (1) acre and less than 5 acres of total land area.

Water Quality Control Plan for the Lahontan Region

The Lahontan RWQCB (Region 6) has prepared a Basin Plan for the Lahontan Region, which establishes water quality standards for the inland watersheds of the Mojave Desert in Los Angeles County east and northeast through San Bernardino, Kern, Inyo, and Mono Counties to the Nevada state border and north to the Oregon state border.³² The Basin Plans assign beneficial uses to surface and groundwater such as municipal water supply and water-contact recreation to all waters in the basin. They also set water-quality objectives, subject to approval by the EPA, intended to protect designated beneficial uses. These objectives apply to specific parameters (numeric objectives) and general characteristics of the water body (narrative objectives). An example of a narrative objective is the requirement that all waters must remain free of toxic substances in concentrations producing detrimental effects upon aquatic organisms. Numeric objectives specify concentrations of pollutants that are not to be exceeded in ambient waters of the basin.³³

Water Quality Control Plan for the Central Valley

The Central Valley RWQCB administers two plans, one for the norther portions of the Valley that are tributary to the Stanislaus and San Joaquin Rivers and one for the southern portion of the Valley that are tributary to Tulare Lake and Buena Vista Lake. A very small area on the north facing slopes of the San Emigdio Mountain the northwesternmost area of the unincorporated area of Los Angeles County is included in this Plan. The Basin Plan for the Tulare Lake and Buena Vista Lake is the basis for the Regional Board's regulatory program. It sets forth water quality standards and objectives for the surface and ground waters of the Region, which include both designated beneficial uses of water and the narrative and numerical objectives which must be maintained or attained to protect those uses. It identifies general types of water quality problems, which can threaten beneficial uses in the Region. It then identifies required or recommended control measures for these problems. In some cases, it prohibits certain types of discharges in particular areas.³⁴

(4) Local

Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)

The County LID Ordinance requires that projects:

- Mimic undeveloped stormwater runoff rates and volumes in any storm event up to and including the “Capital Flood” event, as defined by the Los Angeles County Public Works (Public Works);
- Prevent pollutants of concern from leaving the development site in stormwater as the result of storms, up to and including a Water Quality Design Storm Event; and
- Minimize hydromodification impacts to natural drainage systems.

Hydromodification is the change in runoff and in-stream processes caused by altered land development, which increase impervious surfaces and drainage infrastructure that can negatively affect runoff. Development can increase runoff volumes, frequency of runoff events, flow duration, and peak flows. Requirements for hydromodification management are established by the County LID Standards Manual. Projects required to analyze for hydromodification impacts must conduct hydrology and hydraulic frequency analyses for LID, 2-, 5-, 10-, 25-, and 50-year storm events per the Public Works Hydraulic and Hydrology manuals. The frequency analyses, which analyze changes in flow velocity, flow volume, and depth/width of flow for all natural drainage systems using HEC-RAS, are used to demonstrate compliance with hydromodification requirements and identify drainage impacts on off-site property. A sediment transport analysis is also required for any project tributary to a natural drainage system with a capital flood flow rate greater than 5,000 cubic feet per second. The sediment transport analyses should be conducted using Hydrologic Engineering Center's (CEIWR-HEC) River Analysis System (HEC-RAS), Sediment Assessment

³² California Water Boards: Lahontan – R6. Accessed June 9, 2020. Lahontan Basin Plan. Available at: https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.html

³³ California Water Boards: Lahontan – R6. Accessed June 9, 2020. Lahontan Basin Plan. Available at: https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.html

³⁴ The Water Quality Control Plan (Basin Plan) for the California Regional Water Quality Control Board Central Valley Region Fifth Edition. California Regional Water Quality Control Board Central Valley Region. May 2018. Available at: https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

and Monitoring Sheet (SAMS), or Hydrologic Engineering Center 's Scour and Deposition in Rivers and Reservoirs (HEC-6) to determine long-term impacts of streambed accretion and degradation of these natural drainage systems.

County of Los Angeles Grading Code

Requirements for erosion control and water quality for grading operations are set forth in Title 26 of the County Code. NPDES compliance is required for all projects within the Program Area. For small residential construction sites with a disturbed, graded area less than one acre, stormwater pollution control measures/best management practices (BMPs) must be incorporated on the site during construction. For all new non-residential projects consisting of a disturbed, graded area less than one acre, an Erosion and Sediment Control Plan (ESCP), which should include specific best management practices to minimize the transport of sediment and protect public and private property from the effects of erosion, flooding, or the deposition of mud, debris, or construction-related pollutants, is required prior to issuance of a grading permit by the County. In addition to an ESCP, for construction sites with a disturbed, graded area of one acre or greater, a State Storm Water Pollution Prevention Plan (State SWPPP) must be prepared, and a Notice of Intent (NOI) filed with the State Water Resources Board. Filing of a NOI and attainment of a Waste Discharge Identification number from the State is necessary for projects of this magnitude prior to issuance of a grading permit by the County. State SWPPPs prepared in accordance with the Construction General Permit can be accepted as ESCPs. All active grading projects with grading proposed within the rainy season, October 15 to April 15 of each calendar year, must update the ESCP on file with the County annually and have all BMPs detailed on the ESCP.

Los Angeles County Flood Control District Code

Chapter 21 of the County Flood Control District Code, Stormwater and Runoff Pollution Control, sets forth requirements regulating discharges to Los Angeles County Flood Control District (LACFCD) storm drains. The following discharges to County storm drains are prohibited:

- Discharges of stormwater containing pollutant concentrations that exceed or contribute to the exceedance of a water-quality standard.
- Non-storm water discharges unless authorized by an NPDES Permit and by a permit issued by the Chief Engineer.
- Pollutants, leaves, dirt, or other landscape debris (County Flood Control District Code Sections 21.07 and 21.09).

Los Angeles County General Plan 2035

The Conservation and Natural Resources Element of the County General Plan 2035 contains three goals, each with associated policies, relevant to hydrology and water quality in relation to the proposed program:

Goal C/NR 5: Protected and useable local surface water resources.

- Policy C/NR 5.1: Support the LID philosophy, which seeks to plan and design public and private development with hydrologic sensitivity, including limits to straightening and channelizing natural flow paths, removal of vegetative cover, compaction of soils, and distribution of naturalistic BMPs at regional, neighborhood, and parcel-level scales.
- Policy C/NR 5.2: Require compliance by all County departments with adopted Municipal Separate Storm Sewer System (MS4), General Construction, and point source NPDES permits.
- Policy C/NR 5.3: Actively engage with stakeholders in the formulation and implementation of surface water preservation and restoration plans, including plans to improve impaired surface water bodies by retrofitting tributary watersheds with LID types of BMPs.
- Policy C/NR 5.4: Actively engage in implementing all approved Enhanced Watershed Management Programs/Watershed Management Programs and Coordinated Integrated Monitoring Programs/Integrated Monitoring Programs or other County-involved TMDL implementation and monitoring plans.
- Policy C/NR 5.6: Minimize point and non-point source water pollution.
- Policy C/NR 5.7: Actively support the design of new and retrofit of existing infrastructure to accommodate watershed protection goals, such as roadway, railway, bridge, and other—particularly—tributary street and greenway interface points with channelized waterways.

Goal C/NR 6: Protected and usable local groundwater resources.

- Policy C/NR 6.1: Support the LID philosophy, which incorporates distributed, post-construction parcel-level stormwater infiltration as part of new development.
- Policy C/NR 6.2: Protect natural groundwater recharge areas and regional spreading grounds.
- Policy C/NR 6.3: Actively engage in stakeholder efforts to disperse rainwater and stormwater infiltration BMPs at regional, neighborhood, infrastructure, and parcel-level scales.
- Policy C/NR 6.5: Prevent stormwater infiltration where inappropriate and unsafe, such as in areas with high seasonal groundwater, on hazardous slopes, within 100 feet of drinking water wells, and in contaminated soils.

Goal C/NR 7: Protected and healthy watersheds.

- Policy C/NR 7.1: Support the LID philosophy, which mimics the natural hydrologic cycle using undeveloped conditions as a base, in public and private land use planning and development design.
- Policy C/NR 7.2: Support the preservation, restoration and strategic acquisition of available land for open space to preserve watershed uplands, natural streams, drainage paths, wetlands, and rivers, which are necessary for the healthy function of watersheds.
- Policy C/NR 7.3: Actively engage with stakeholders to incorporate the LID philosophy in the preparation and implementation of watershed and river master plans, ecosystem restoration projects, and other related natural resource conservation aims, and support the implementation of existing efforts, including Watershed Management Programs and Enhanced Watershed Management Programs.

Los Angeles County Hydrology Manual

The County has established levels of flood protection for various conditions. These levels of flood protection are described in the County's Hydrology Manual. Flood control requirements relevant to the project are summarized below.³⁵

Capital Flood Protection

The County's Capital Flood level of protection considers the runoff produced by a 50-year frequency design storm falling on saturated soils. Effects of fires and erosion are also considered under certain conditions. Storm water conveyance facilities that should meet these criteria include:

1. Natural Watercourses
2. Open channels, closed conduits, bridges and debris basins
3. Floodways
4. Natural depressions or sumps
5. Culverts under major or secondary highways
6. Tributary areas subject to burning

Urban Flood Protection

All drainage facilities in urban areas not covered by the Capital Flood Protection conditions must meet the Urban Flood level of protection. The Urban Flood is runoff from a 25-year frequency design storm falling on a saturated watershed.

Probable Maximum Flood Protection

The Probable Maximum Flood (PMF) results from the most severe combination of critical meteorological and hydrologic conditions that are reasonably possible in the region. The Probable Maximum Precipitation (PMP) represents the greatest depth of rainfall theoretically possible for a given duration over a given drainage basin. The PMF occurs when the PMP falls over watersheds that have reached field capacity (saturated) conditions. California's Division of Safety of Dams (DSOD) requires a PMF analysis for dams and debris basins that hold at least 1,000 acre-feet, are 50 feet or higher, would require at least 1,000 people to be evacuated, and have a damage potential of \$25,000,000 or more.

³⁵ Los Angeles County Department of Public Works. 2006. Los Angeles County Hydrology Manual. Available at: https://dpw.lacounty.gov/wrd/publication/engineering/2006_Hydrology_Manual/2006%20Hydrology%20Manual-Divided.pdf

Existing Level of Flood Protection

Replacing or modifying surface drainage systems requires maintaining or increasing the original level of flood protection. The total capacity must equal or exceed the original surface capacity.

Standard Urban Stormwater Mitigation Plan (

The Standard Urban Stormwater Mitigation Plan (SUSMP) is part of the Development Planning Program of the National Pollution Discharge Elimination System, Phase I, Stormwater Permit for the County of Los Angeles. SUSMP applies to development and redevelopment projects within the County that fall within specific categories. The objective of SUSMP is to effectively prohibit non-storm water discharges and reduce the discharge of pollutants from storm water conveyance systems to the Maximum Extent Practicable (MEP) statutory standard. SUSMP defines hydrology standards for designing volumetric and flow rate based Best Management Practices (BMPs).

Los Angeles River Master Plan

The Los Angeles River Master Plan provides for the optimization and enhancement of aesthetic, recreational, flood control and environmental values by creating a community resource, enriching the quality of life for residents and recognizing the river's primary purpose for flood control. In July 1991, the Los Angeles County Board of Supervisors directed the Departments of Public Works, Parks and Recreation and Regional Planning to undertake a planning effort and to coordinate all interested public and private parties in the planning, financing and implementation efforts of a Master Plan for the Los Angeles River. The National Park Services Rivers, Trails and Conservation Assistance Program provided technical assistance and group and community facilitation in this Planning Team effort. An Advisory Committee consisting of cities, agencies and citizen group representatives was formed in September 1992 and has been meeting regularly since then. As part of the second phase of the planning process, Advisory Subcommittees were formed to develop objectives. The intent of the Master Plan is to create a document that identifies ways to revitalize the publicly owned rights-of-way along the Los Angeles River and Tujunga Wash into an urban treasure. Development and implementation of the Los Angeles River Master Plan will maintain the river as a resource that provides flood protection and opportunities for recreational and environmental enhancement, improves the aesthetics of the region, enriches the quality of life for residents, and helps sustain the economy of the region. The Los Angeles River Master Plan is currently being updated by the Los Angeles County Department of Public Works.³⁶

B. EXISTING CONDITIONS

Surface and Groundwater Water Quality

Surface Water Quality

Section 303(d) of the federal Clean Water Act (CWA) requires states to identify water bodies that are “impaired,” or those that do not meet water quality standards and are not supporting their beneficial uses. Total Maximum Daily Loads (TMDLs) are then designed to serve as pollution control plans for these specific pollutants. TMDLs (the maximum amount of a pollutant that a water body can receive and still safely meet water-quality standards represented as a number providing the capacity of a receiving water to absorb a pollutant. The TMDL is the sum of the individual wasteload allocations for point sources, load allocations for nonpoint sources plus an allotment for natural background loading, and a margin of safety. A TMDL is implemented by reallocating the total allowable pollution among the different pollutant sources (through the permitting process or other regulatory means) to ensure that the water quality objectives are achieved³⁷. The 2014-2016 Section 303(d) List of Water Quality Limited Segments lists all waterbodies within the region impaired with various pollutants, status, and TMDL developed for these impairments in water bodies within Region 4, 5, 6 (see Appendix E, *2014-2016 303(d) List of Water Quality Limited Segments and 305(b) Surface Water Quality Assessment for Regions 4, 5, and 6*,³⁸ Figure IV.E-1, *Los Angeles County State Water Board Impaired Streams and Water Bodies*).

³⁶ County of Los Angeles Department of Public Works. June 1996. Los Angeles River Master Plan. <https://dpw.lacounty.gov/wmd/watershed/LA/LARMP/>

³⁷ California Water Boards Lod Angeles- R4. Accessed date, October 9, 2020. Total Maximum Daily Loads (TMDLs). Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/tmdl/

³⁸ County of Los Angeles. June 2014. Draft Environmental Impact Report: Appendix J, List of 303(d) Impaired Water Bodies. Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf

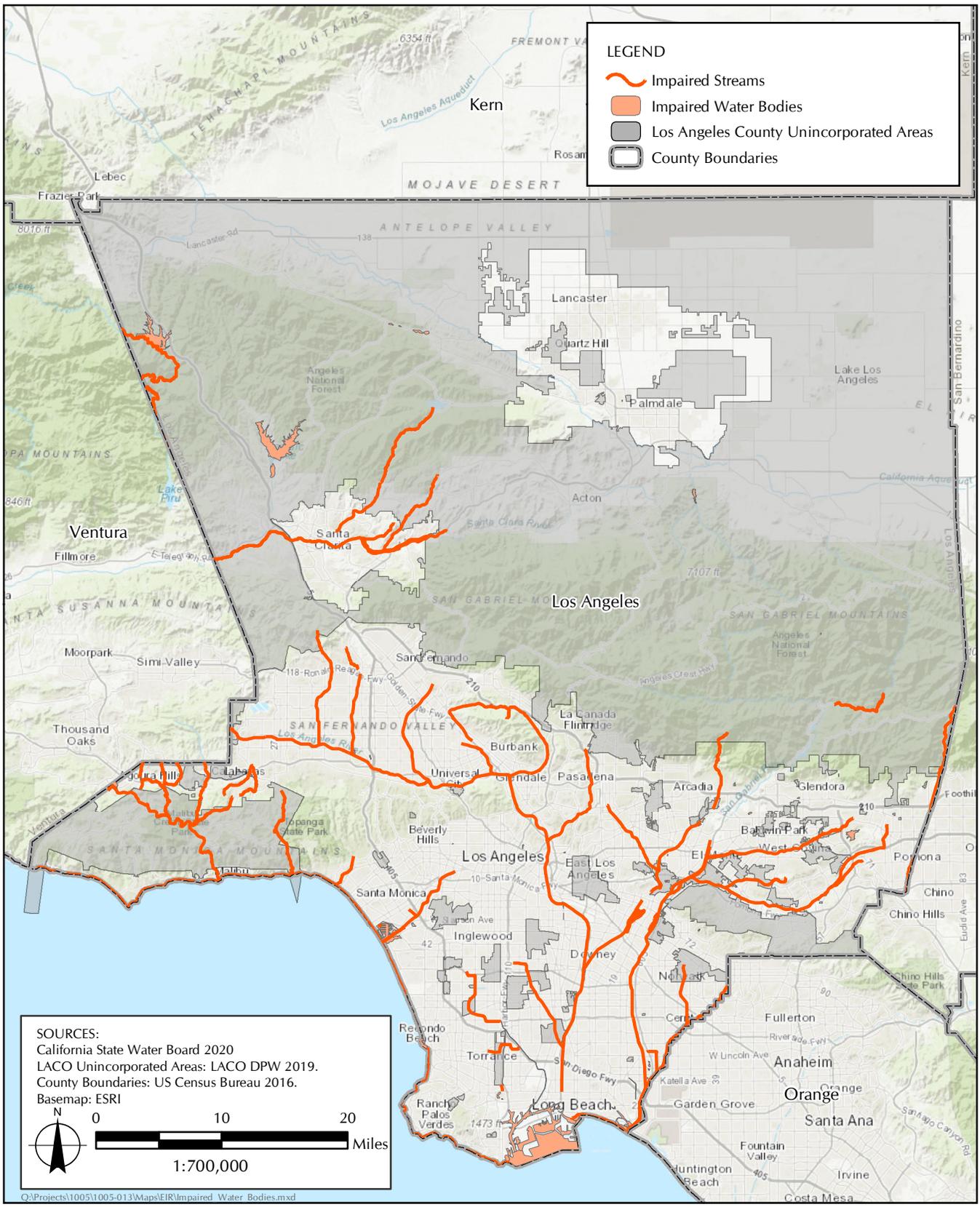


FIGURE IV.E-1

Los Angeles County State Water Board Impaired Streams and Water Bodies

According to the Los Angeles RWQCB Basin Plan, the various receiving waters bisecting the Proposed Program Area have several beneficial uses (the resources, services, and qualities of these aquatic systems that are the ultimate goals of protecting and achieving high water quality).³⁹

Region 4 - Los Angeles Basin

The Proposed Program Area is encompassed by the Los Angeles Basin and located within the south east and central portion of the Los Angeles Basin. The Los Angeles Region is the State's most densely populated and industrialized region, however, the many watersheds in the Region encompass a wide range of diversity in level of development, land use, topography, and socioeconomic characteristics and includes National forest land, areas of extensive development, and irrigated agriculture and grazing. The Los Angeles RWQCB regulates over 1,000 discharges of wastewater from a wide variety of municipal and industrial sources throughout the Region connecting a vast network of municipal separate storm sewer systems in the wider region and encompassed Los Angeles County unincorporated area. The sources of water that sustain the Region are diverse. As surface water and groundwater supplies within the Region are insufficient to support the population, imported water from other areas meets approximately 50 percent of fresh water demands to supplement water supply. In addition, the demand for water is increasingly being fulfilled by the use of reclaimed water for indirect potable reuse (i.e., groundwater recharge) and non-potable purposes such as landscape irrigation and industrial processing and servicing.⁴⁰

The Antelope Valley has internal drainage, with runoff from the surrounding mountains. Runoff drains towards dry lakebeds in the lower parts of the valley. Public-supply wells contain depths between 360 and 700 feet (110 to 213 meters), contains and surface solid casing at a depth of 180 to 350 feet (55 to 107 meters), and are screened or perforated below the solid casing. Groundwater in this area is recharged through runoff from the surrounding mountains, and by direct infiltration of irrigation and sewer and septic systems. The primary sources of discharge in this area derive from pumping wells and evapotranspiration near the dry lakebeds. Naturally occurring trace elements are present in the minerals in rocks and soils, as well as the water which comes in contact with those materials.⁴¹ High concentrations of trace elements are present in 32 percent of the primary aquifers, on an areal basis, with moderate concentrations in 17 percent of the primary aquifers. Of the 17 trace elements with human-health benchmarks, 5 were detected at high concentrations of: aluminum, arsenic, vanadium, boron, and fluoride. Chromium, lead, and molybdenum were present at moderate concentrations. Radioactive constituent concentrations are above benchmarks in 4 percent of the primary aquifers, and at moderate values in 6 percent. Within six radioactive constituents, gross alpha radioactivity was detected above human-health benchmark with uranium at moderate concentrations.⁴²

The rivers and streams of the Los Angeles Region flow from headwaters primarily from two National Forests (Angeles National Forest and Los Padres National Forest), and the Santa Monica Mountains National Recreation Area, through urbanized foothill and valley areas, high density residential, industrial, or farmed coastal areas. These rivers and streams terminate at highly utilized recreational beaches and harbors. Coastal waters in the Region include bays, harbors, estuaries and lagoons, beaches, and the open ocean. Santa Monica Bay dominates a large portion of the Region's open coastal waters and is a nationally significant waterbody, which is part of the National Estuary Program.⁴³ Commercial harbors include the Los Angeles/Long Beach Harbor complex and Port Hueneme. Coastal wetlands include areas such as Mugu Lagoon and Malibu Lagoon and numerous small coastal wetlands and larger ones including the Ballona and Los Cerritos Wetlands, in addition to recreational beaches occurring along the length of the Region's coastline.⁴⁴ The 2014-2016 Section 303(d) List of Water Quality Limited Segments lists water

³⁹ California Water Boards. 6 May 2019. Chapter 2. Beneficial Uses. Basin Plan. Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/2020/Chapter_2/Chapter_2_Basin_Plan_Text/Chapter_2_Text.pdf

⁴⁰ California Water Boards Los Angeles R-4. Accessed Date: October 12, 2020. LARWQCB Basin Plan Water Quality Control Plan: Los Angeles Region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties. Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/

⁴¹ United States Geological Survey (USGS). 29 November 2016. Groundwater Quality in the Antelope Valley, California. Available at: <https://pubs.usgs.gov/fs/2012/3033/>

⁴² The United States Geological Survey (USGS). n.d. Metals and Other Trace Elements. Available at: https://www.usgs.gov/mission-areas/water-resources/science/metals-and-other-trace-elements?qt-science_center_objects=0#qt-science_center_objects

⁴³ California Water Boards Los Angeles R-4. Accessed Date: October 12, 2020. LARWQCB Basin Plan Water Quality Control Plan: Los Angeles Region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties. Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/

⁴⁴ California Water Boards Los Angeles R-4. Accessed Date: October 12, 2020. LARWQCB Basin Plan Water Quality Control Plan: Los Angeles Region Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties. Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/

bodies encompassing Los Angeles County including Region 4, 5, and 6. TMDLs for these regions have either been completed, or are under preparation or are planned, for each of the listed water bodies (Appendix E).

Region 5 - Central Valley Basin (Buena Vista Lake)

The main groundwater basin in the Central Valley region is the San Joaquin Valley groundwater basin (Kern Subbasin).⁴⁵ Other groundwater basins in the region include small, sporadic basins located in various locations within the foothills. In the Central Valley, groundwater is used for the maintenance of sufficient water supply due to the arid climate and minimal rainfall. Approximately 39 percent of total water supply in the region. During dry years, groundwater supply has the potential to increase to as much as 60 percent. Groundwater aquifer recharge in the region occurs through the Kern River, State Water Project (SWP), the Federal Central Valley Project (CVP), and surface water supplies. Additionally, major water recharge and conjunctive use projects, including in lieu recharge, contribute large amounts of recharge to the groundwater aquifer. Los Angeles County, and the Proposed Program Area, is a small portion of the Central Valley Basin located at the very south east tip of the Basin boundary (see Figure IV.E-2, *California Regional Water Quality Control Boards*).

The Central Valley RWQCB has not included any local or downstream waters in proximity of the portion of the Program Area located in the northwesternmost portion of Los Angeles County in their Clean Water Act Section 303(d) List of Water Quality Limited Segments.⁴⁶ Section 303(d) of the federal CWA requires the identification of waters of the state that do not meet the CWA's national goal of "fishable, swimmable" and to develop TMDLs for such waters, with oversight of the EPA. The majority of the Proposed Program Area in the Central Valley Basin is tributary to a "closed basin" that drains to the Buena Vista Lake Bed as its point of terminal discharge and is not affected by the CWA Section 303(d) List of Water Quality Limited Segments.⁴⁷

Region 6 - Lahontan Basin

The Proposed Program Area is located within the southwest region of the Lahontan Basin. In the Lahontan Basin, water quality concerns are largely related to nonpoint sources (including erosion from construction, timber harvesting, and livestock grazing), stormwater, acid drainage from inactive mines, and individual wastewater disposal systems. The concentration of majority of the basin consists of relatively few point source discharges. These sources include several wastewater treatment plants, fish hatcheries operated by the CDFW, and some geothermal discharges which are considered either point source or nonpoint source depending upon site-specific circumstances.

Approximately 33 percent of Los Angeles County is located in the southern portion of the Lahontan Hydrologic Region, Under the Lahontan Regional Water Quality Control Board, located in the southeast portion of California and is characterized by desert, sand dunes, and dry lakes. The northern half of the region includes Mono Lake, Owens Valley, Panamint Valley, Death Valley, and the Amargosa River Valley. The quality of the limited surface water is excellent in the South Lahontan region.⁴⁸ It is greatly influenced by snowmelt and runoff from the eastern Sierra Nevada and the San Gabriel and San Bernardino mountains.

⁴⁵ Kern River Watershed Coalition Authority Groundwater Quality Assessment Report (KRWCA). Kern River Watershed Coalition Authority Groundwater Quality Assessment Report. February 2015. Available at: http://www.krwca.org/files/Reports/2015-0204_KRWCA%20GAR%20Final%20Submitted.pdf

⁴⁶ California Environmental Protection Agency (CalEPA)Water Resources Control Board. Accessed October 12, 2020. Impaired Water Bodies, Final 2014/2016 California Integrated Report (Clean Water Act Section 303(d) List / 305(b) Report). Available at: https://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2014_2016.shtml

⁴⁷ California Environmental Protection Agency (CalEPA)Water Resources Control Board. Accessed October 12, 2020. Impaired Water Bodies, Final 2014/2016 California Integrated Report (Clean Water Act Section 303(d) List / 305(b) Report). Available at: https://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2014_2016.shtml

⁴⁸ Inyo-Mono Integrated Regional Water Management Program (IRWMP). 2013. South Lahontan Hydrologic Region Report. Available at: https://inyo-monowater.org/wp-content/uploads/2013/09/Vol2_South_Lahontan_PRD_Forum_FG.pdf

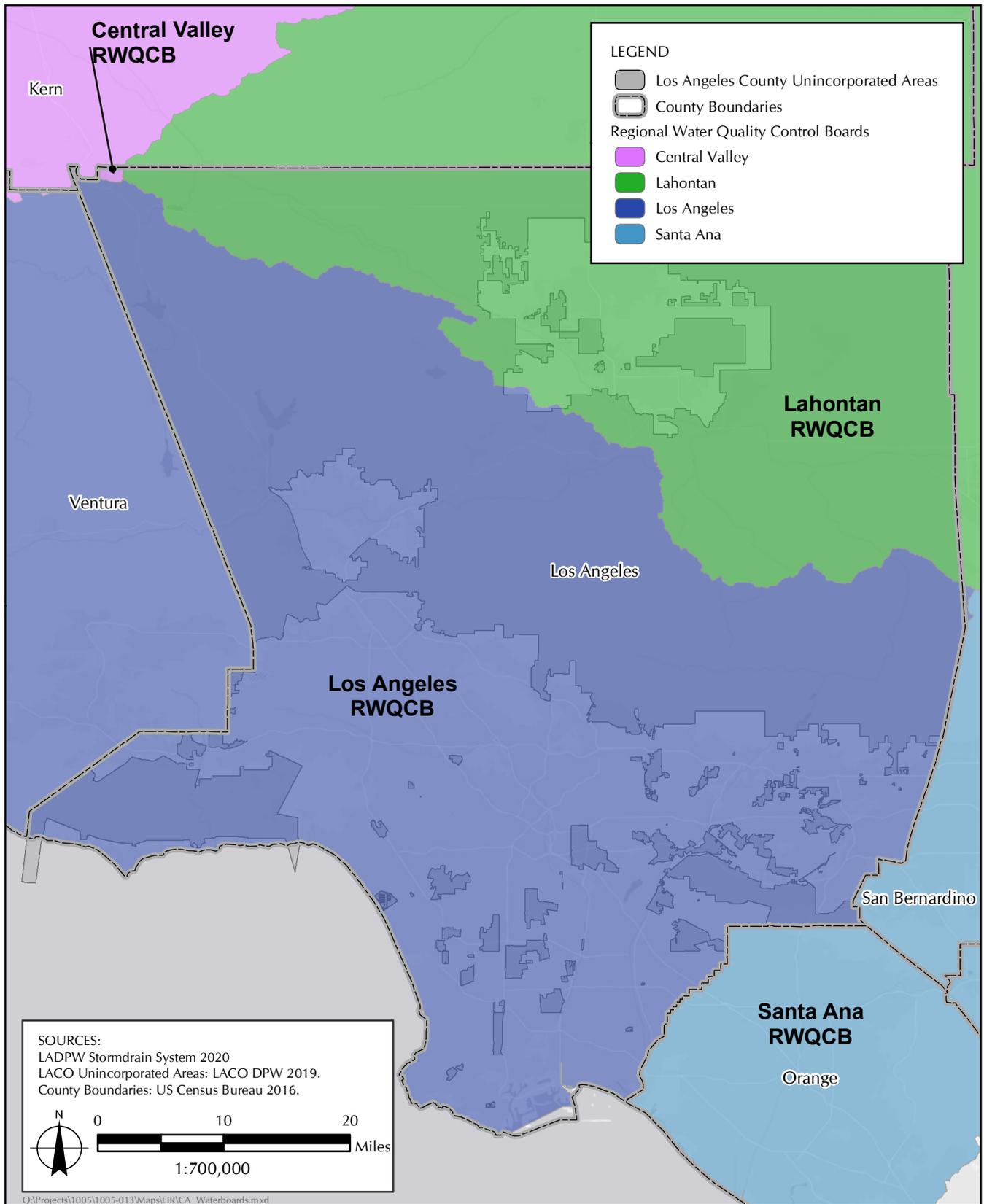


FIGURE IV.E-2
 California Regional Water Quality Control Boards

Within the Lahontan Basin, all groundwater is considered suitable, or potentially suitable, for municipal or domestic water supply.⁴⁹ The Lahontan Basin contains approximately 19,710 square miles of ground water basins. According to the Water Quality Control Plan for the Lahontan Basin, very little quantitative information is available on most of the water bodies in the Region. The natural quality of most high elevation waters is assumed to be very good or excellent; however, localized concerns related to heavy metals and radioactive elements are present. The soils and waters of the Sierra Nevada have low buffering capacity for acids, and its lakes and streams are considered sensitive to acidification as a result of wet and dry deposition of pollutants from urban areas.

Although high quality water supplies are available near streams in desert areas of the Lahontan Region, threats to beneficial uses from naturally high concentrations of salts, toxic minerals, or radioactive substances can be aggravated by ground water overdraft which concentrates salts, and disposal of stormwater under conditions where it is unlikely to receive adequate treatment by soils and vegetation.

Groundwater quality is also excellent in aquifers recharged by streams receiving mountain runoff. However, at lower elevations, groundwater and surface water is degraded in localized areas. This degradation occurs both naturally (from geothermal activity and from closed groundwater water basins that accumulate and increase salt concentration from evapotranspiration losses) and through human activities (for example, agricultural operations, treated municipal sewage disposal, and improper industrial waste disposal).

Groundwater Quality, Supply, and Recharge

The Conservation and Natural Resources Element of the County General Plan identifies 21 major groundwater basins, or aquifers, within the nine watersheds in Los Angeles County, six of which are primarily located in Los Angeles County.⁵⁰ Aquifers can hold millions of acre-feet of water and extend for miles. Except during times of drought, groundwater extraction accounts for nearly one-third of the water usage in the unincorporated areas. The Proposed Program Area traverses several groundwater basins including the San Fernando Valley Groundwater Basin, Main San Gabriel Valley Groundwater Basin, Raymond Groundwater Basin, Santa Clarita River Valley East Groundwater Basin, Antelope Valley Groundwater Basin, Middle Mojave River Valley Groundwater Basin, El Mirage Valley Groundwater Basin and Cuddy Canyon Valley Groundwater Basin (see Figure IV.E-3, *Los Angeles County Groundwater Basins*).

Groundwater Quality Coastal Plain of Los Angeles Groundwater Basin

The Coastal Plain of Los Angeles Groundwater Basin is divided into several subbasins; with the two largest including the West Coast subbasin and the Central Basin. The groundwater in the Central subbasin and West Coast subbasin continues to be of high quality and suitable for potable and non-potable uses.⁵¹ Wellhead treatment is used in various areas in the Central subbasin to remove TCE, PCE, iron, manganese, arsenic, and carbon tetrachloride from groundwater. The Water Quality Protection Project (a groundwater treatment facility) treats groundwater for volatile organic compound (VOC) contamination in the City of Pico Rivera in the Central subbasin; a contamination originating from the San Gabriel Valley to the north. The treatment system uses granular-activated carbon and has capacity of 2,000 gallons per minute.⁵² These groundwater basins include the numerous dams, reservoirs and spreading grounds of the LACFCD that are instrumental in capturing water and recharging the basins. The Los Angeles Region's flood protection channels provide for delivery of water to spreading grounds and the seawater barriers provide a replenishment in the Central Basin. In addition, a 2,400 acre-foot per year (afy) capacity desalination facility in the City of Torrance operated by the West Basin Municipal Water District removes chloride from groundwater impacted by seawater.⁵³

⁴⁹ California Water Boards. 31 March 1995. Water Quality Control Plan for the Lahontan Region (Basin Plan). Available at: https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.html

⁵⁰ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035. Chapter 9. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

⁵¹ Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

⁵² Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

⁵³ Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

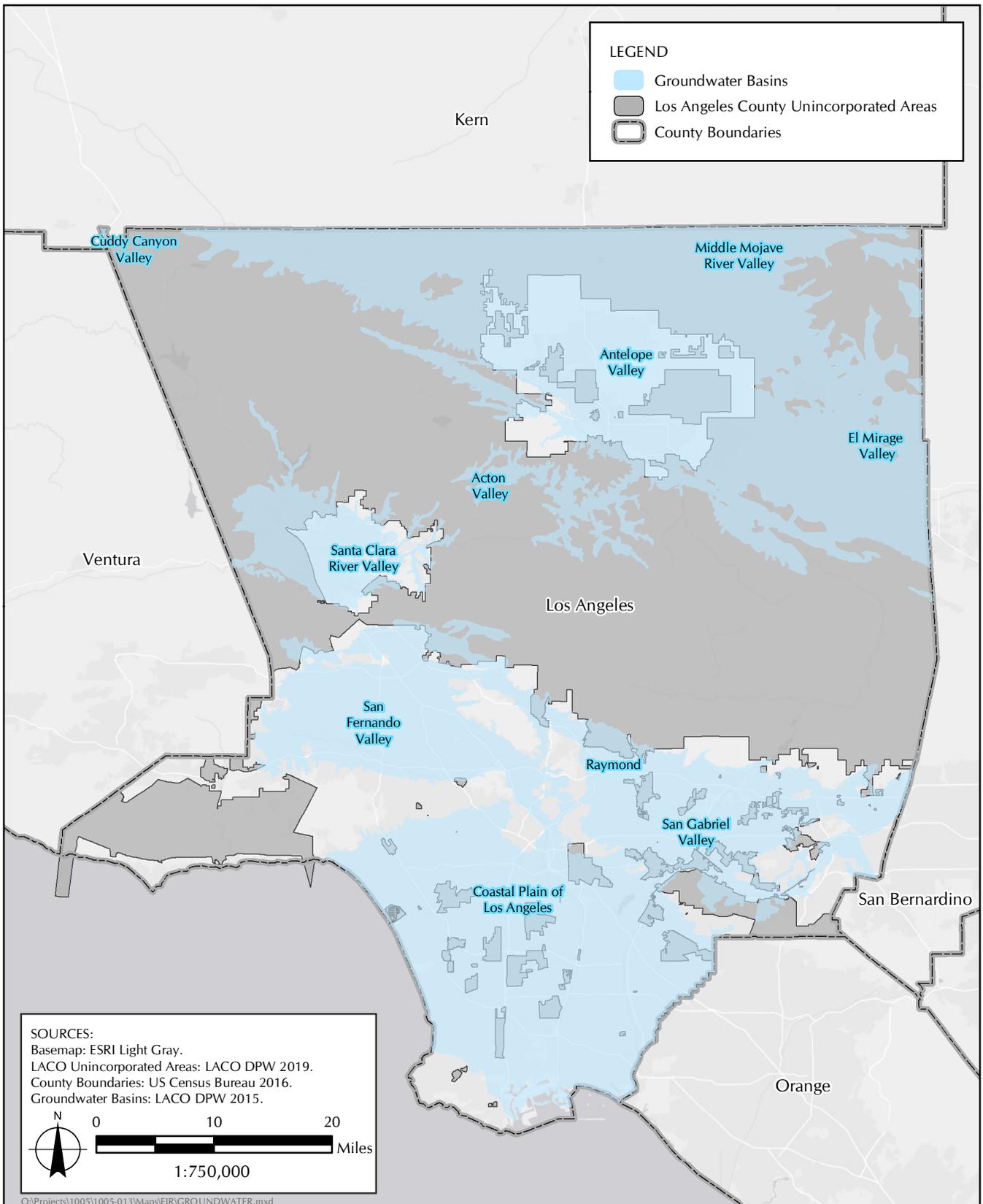


FIGURE IV.E-3
 Los Angeles County Groundwater Basins

The Coastal Plain of Los Angeles Groundwater Basin underlies nearly all of the part of the Los Angeles Basin in Los Angeles County south of the Puente Hills and Repetto Hills.⁶ This groundwater basin spans about 491 square miles in the portions of the Westside, South Bay, Metro, and Gateway Planning Areas in the Los Angeles Basin. Most of this Basin is divided into two sub-basins: the Central Basin in the northeast half of the Basin, and the West Coast subbasin in the southwest half. The major groundwater recharge basins in the Central Basin are the Rio Hondo and San Gabriel Coastal Spreading Grounds along the Rio Hondo and San Gabriel Rivers, in the City of Montebello and City of Pico Rivera. Groundwater recharge in the West Coast Basin is done mostly through injection wells.

San Fernando Valley Groundwater Basin

The San Fernando Valley Groundwater Basin is bounded on the northwest by the Santa Susana Mountains, on northeast by the San Gabriel Mountains, on the east by the San Raphael Hills, on the south by the Santa Monica Mountains, and on the west by the Simi Hills. The Basin underlies the upper Los Angeles River Watershed and is source of drinking water for the unincorporated area of La Crescenta, as well as the cities of Los Angeles, Glendale, Burbank, San Fernando, La Canada – Flintridge.⁵⁴ The San Fernando Valley Groundwater Basin underlies 227 square miles—all of the San Fernando Valley—and all of the valley areas in the San Fernando Valley Planning Area. Major contaminants include volatile organic compounds (VOCs; especially TCE [trichloroethylene], PCE [perchloroethylene], and carbon tetrachloride); nitrates, and perchlorate. Groundwater treatment systems in the San Fernando Valley include the Tujunga Wellfield Joint Project, which uses liquid-phase granular activated carbon; the North Hollywood Operable Unit, which uses air to remove VOCs; and the Pollock Wells Treatment Plant, with four liquid-phase granular activated carbon units.⁵⁵

Main San Gabriel Valley Groundwater Basin

The Main San Gabriel Valley Groundwater Basin, which is approximately 199 square miles in area, underlies most of the San Gabriel Valley and the Puente Valley, in much of the West San Gabriel Valley Planning Area, and in the northern and central parts of the East San Gabriel Valley Planning Area. The major groundwater recharge facilities for the Main San Gabriel Valley Groundwater Basin are reservoirs in and just upstream of the Basin: Cogswell Reservoir, San Gabriel Reservoir, Morris Reservoir, Santa Fe Reservoir, and Whittier Narrows Reservoir.⁵⁶ Groundwater within the Main San Gabriel Valley Groundwater Basin continues to be of high quality and always meets state and federal drinking water standards. However, several contaminants include a variety of industrial solvents referred to as Volatile Organic Compounds, or VOCs, are present in areas of the Basin. Another common contaminant found in the basin is nitrate, primarily from fertilizers used during the Valley's agricultural period. Since 1997, additional contaminants have been detected: perchlorate, a solid rocket fuel ingredient; N-nitrosodimethylamine (NDMA), associated with liquid rocket fuel; 1,2,3-trichloropropane (1,2,3-TCP), a degreasing agent; and 1,4-dioxane, a stabilizer for chlorinated solvents. Thirty groundwater treatment sites were operating in the service area of the Upper San Gabriel Valley Municipal Water District, whose service area spans more than half the Main San Gabriel Valley Groundwater Basin in the western part of the Valley.⁵⁷

Raymond Groundwater Basin

Portions of the Monk Hill Treatment System treats groundwater for perchlorate using ion exchange resin, for organic chemicals using liquid-phase granular activated carbon and have a capacity of 7,000 gallons per minute (gpm). Development of a perchlorate treatment system at the Sunset Treatment Plant is underway. A disinfection facility, scheduled for completion in December 2014, will have a capacity of 2,300 gpm. The Raymond Groundwater Basin extends about 41 square miles beneath the northwestern San Gabriel Valley, in the northwest part of the West San Gabriel Valley Planning Area.⁵⁸

⁵⁴ California Department of Water Resources. 2004 (February 27). California's Groundwater Bulletin 118. San Fernando Valley Groundwater Basin. Available at: https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/4_012_SanFernandoValley.pdf

⁵⁵ California Department of Water Resources. 2004 (February 27). California's Groundwater Bulletin 118. San Fernando Valley Groundwater Basin. Available at: https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/4_012_SanFernandoValley.pdf

⁵⁶ Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

⁵⁷ Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

⁵⁸ Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

Acton Valley Groundwater Basin

The Acton Valley Groundwater Basin encompasses about 17 square miles and is bounded by the Sierra Pelona on the north and the San Gabriel Mountains on the south, east, and west. Groundwater in the basin is unconfined and found in alluvium and stream terrace deposits. The regional direction of groundwater flow is in a southwesterly direction toward Soledad Canyon. Replenishment of this basin is achieved through percolation of direct rainfall and infiltration of surface water runoff, agriculture and irrigation, and septic tanks. There is no pumping for urban water supply and distribution from this basin, although individual users in the far eastern portion of the planning area may have private wells in the Acton Valley Groundwater Basin. The valley is drained by the Santa Clara River. Average annual precipitation ranges from 10 to 16 inches. Groundwater in the basin is unconfined and found in alluvium and stream terrace deposits. Groundwater quality in the basin is generally general good and characterized by calcium bicarbonate, with the broad valley north of Acton containing two wells having calcium-magnesium sulfate character and nine wells have calcium magnesium bicarbonate character. The Acton valley Groundwater Basin is recharged from percolation of precipitation on the valley floor and runoff in the Santa Clara River and its tributaries. The basin is also recharged by subsurface inflow.⁵⁹

Santa Clarita River Valley East Groundwater Basin

All groundwater meets drinking water standards within the Santa Clarita River Valley East Groundwater Basin. The Santa Clara River Valley East Groundwater Basin underlies about 104 square miles in the Santa Clarita Valley in the Santa Clarita Valley Planning Area. The Upper Santa Ana River Valley Groundwater Basin underlies about 242 square miles of the Upper Santa Ana River Valley in southwest San Bernardino County, near the northwest edge of Riverside County, and near the east boundary of Los Angeles County. The portion of this Basin in Los Angeles County is in the East San Gabriel Valley Planning Area.⁶⁰

South Lahontan Region

The South Lahontan Basin includes three major surface water systems (the Mono Lake, Owens River, and Mojave River watersheds) and various closed ground water basins; however, very little quantitative information is available on most of the water bodies in the region.

Antelope Valley Groundwater Basin

The Antelope Valley Groundwater Basin spans 1,585 square miles in the Antelope Valley in northern Los Angeles County, southeastern Kern County, and western San Bernardino County. The portion of this groundwater basin in Los Angeles County is in the Antelope Valley Planning Area. The Antelope Valley Groundwater Basin underlies an extensive alluvial valley in the western Mojave Desert. The elevation of the valley floor ranges from 2,300 to 3,500 feet above sea level.⁶¹ The basin is bounded on the northwest by the Garlock fault zone at the base of the Tehachapi Mountains and on the southwest by the San Andreas fault zone at the base of the San Gabriel Mountains. The basin is bounded on the east by ridges, buttes, and low hills that form a surface and groundwater drainage divide and on the north by Fremont Valley Groundwater Basin at a groundwater divide approximated by a southeastward-trending line from the mouth of Oak Creek through Middle Butte to exposed bedrock near Gem Hill, and by the Rand Mountains farther east.⁶²

Groundwater quality in the Antelope Valley is excellent within the principal aquifer but degrades toward the northern portion of the dry lake areas. Arsenic is closely monitored in the region. It is a naturally occurring inorganic contaminant often found in groundwater and occasionally found in surface water. Anthropogenic sources of arsenic include agricultural, industrial and mining activities. Arsenic can be toxic in high concentrations and is linked to increased risk of cancer when consumed for a lifetime at or above the regulated Maximum Contaminant Level (MCL; that is, the highest concentration allowed in drinking

⁵⁹ California Department of Water Resources. 2004 (February 27). California's Groundwater Bulletin 118. Acton Valley Groundwater Basin. Available at: https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/4_005_ActonValley.pdf

⁶⁰ Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

⁶¹ Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

⁶² Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

water). Arsenic levels above the MCL of 10 parts per billion (ppb) have been observed in the Antelope Valley Region. Water from wells with arsenic above the MCL is blended with water from other wells to yield water with arsenic below the MCL. An emerging contaminant of concern is hexavalent chromium or chromium-6. Chromium-6 can occur naturally in the environment from the erosion of natural chromium deposits but can also be produced by industrial processes where it is used for chrome plating, dyes and pigments, and leather and wood preservation. This element has been known to cause cancer when inhaled and has also been linked to cancer when ingested. California has proposed an MCL of 10 ppb.⁶³

El Mirage Valley and Middle Mojave River Valley Groundwater Basins

The El Mirage Valley and Middle Mojave Valley Groundwater Basins are located in the south-central and central Mojave Desert and underlie small areas along the northeast edge of Los Angeles County; the bulk of each Basin is in San Bernardino County to the east. El Mirage Valley Groundwater Basin spans 119 square miles, and the Middle Mojave River Valley Groundwater Basin 332 square miles.⁶⁴ The portions of these two Basins in Los Angeles County are in the Antelope Valley Planning Area. Average annual rainfall is approximately 6 inches. Land use in the study area is approximately 82 percent, natural (mostly shrubland), 4 percent agricultural, and 14 percent urban.⁶⁵ Groundwater in these basins is used for public and domestic water supply and for irrigation. The main water-bearing units are gravel, sand, silt, and clay derived from surrounding mountains. Public-supply wells in the Mojave study area are completed to depths between 200 and 600 feet, consist of solid casing from the land surface to a depth of 130 to 420 feet, and are screened or perforated below the solid casing. Recharge to the groundwater system is primarily runoff from the mountains to the south, mostly through the Mojave River channel. The primary sources of discharge are pumping wells and evapotranspiration.⁶⁶

Central Valley

There are 16 parcels that would be subject to the proposed program located in the Central Valley Basin. The majority of recharge from infiltration of streamflow occurs on the east side of the valley. Groundwater pumpage, which greatly exceeds the natural recharge rate, has dramatically altered the ground-water flow in the Central Valley.⁶⁷ In the Central Valley Basin, construction of storage facilities to store surplus wet-weather basin outflows is also recommended where such facilities do not adversely impact other waters of the state as well as the banking of water in the ground. Discharges to areas that may recharge to good quality ground waters are not to exceed an EC of 1,000 $\mu\text{mhos/cm}$, a chloride content of 175 mg/l, or a boron content of 1.0 mg/l. In order to maximize the reuse of water, water storage and regulating reservoirs should be used as well as percolation ponds that could be used for ground water recharge of surplus waters when there is no irrigation demand.⁶⁸

Cuddy Canyon Valley Groundwater Basin

The Cuddy Canyon Valley is at the eastern end of a series of east west trending intermountain valleys formed along the trace of the San Andreas Fault in the San Emigdio Mountains of southernmost Kern County. The valley is at an elevation of 4,500 to 5,000 feet. The south flank of Tecuya Mountain bounds the basin to the north – the north flank of Frazier Mountain bounds it to the south. Cuddy Creek, an intermittent stream, drains the basin eastward into Castaic Lake Valley. Average annual precipitation ranges from 14 to 16 inches. Groundwater recharge is presumed to be from percolation of direct precipitation, from ephemeral streams in the watershed, and from infiltration losses during flow in Cuddy Creek. The characterization of the basin has not been determined. TDS values in two wells were 690 mg/L and 695 mg/L. EC values in two wells were 1,070

⁶³ Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

⁶⁴ U.S. Geological Survey and the California State Water Resources Control Board. January 2013. Groundwater Quality in the Mojave Area, California. Available at: <https://pubs.usgs.gov/fs/2012/3036/pdf/fs20123036.pdf>

⁶⁵ U.S. Geological Survey and the California State Water Resources Control Board. January 2013. Groundwater Quality in the Mojave Area, California. Available at: <https://pubs.usgs.gov/fs/2012/3036/pdf/fs20123036.pdf>

⁶⁶ U.S. Geological Survey and the California State Water Resources Control Board. January 2013. Groundwater Quality in the Mojave Area, California. Available at: <https://pubs.usgs.gov/fs/2012/3036/pdf/fs20123036.pdf>

⁶⁷ United States Department of Interior. 1991. Ground Water in the Central Valley, California A Summary Report. Available at: <https://pubs.usgs.gov/pp/1401a/report.pdf>

⁶⁸ Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

µmhos/cm to 1,075 µmhos/cm. The only impairment found was in Frazier Park PUD Well No. 5, where fluoride levels exceed the MCL.⁶⁹

Water Quality Control Plans and Sustainable Groundwater Management Plans

Water Quality Control Plan for the Los Angeles Region

The Los Angeles RWQCB has prepared a Water Quality Control Plan for the Los Angeles Region (Los Angeles Basin Plan), which includes the Coastal Watersheds of Los Angeles and Ventura Counties. The Los Angeles Basin Plan assigned beneficial uses to surface and groundwater such as municipal water supply and water-contact recreation to all waters in the basin. It also set water-quality objectives, subject to approval by the EPA, intended to protect designated beneficial uses. These objectives apply to specific parameters (numeric objectives) and general characteristics of the water body (narrative objectives). An example of a narrative objective is the requirement that all waters must remain free of toxic substances in concentrations producing detrimental effects upon aquatic organisms. Numeric objectives specify concentrations of pollutants that are not to be exceeded in ambient waters of the basin.

The Los Angeles RWQCB is involved in the regulation of a number of activities that are relevant to the consideration of the proposed program:

- Prepares, monitors compliance with, and enforces Waste Discharge Requirements, including NPDES Permits
- Implements and enforces local storm water control efforts
- Enforces water quality laws, regulations, and waste discharge requirements
- General Construction Activity Storm Water Discharges

Water Quality Control Plan for the Los Angeles and Central Valley Region

The Basin Plan for the Los Angeles and Central Valley Region is the basis for the Regional Board's regulatory program. The Los Angeles and Central Valley Basin Plan contains water quality objectives to meet federal regulatory criteria for water quality standards. Hence, California's basin plans serve as regulatory references for meeting both State and federal requirements for water quality control. The Basin plan contains standards for ground waters in addition to surface waters. Implementation of the proposed program within the would be required to comply with the General Construction Permit, Order No. 2012-0006-DWQ, issued by the SWRCB in 2012. Projects obtain coverage by developing and implementing a SWPPP estimating sediment risk from construction activities to receiving waters and specifying BMPs that would be used by the project to minimize pollution of stormwater. Implementation of the Proposed Program is subject to the water quality requirements for construction and operation of developed land uses within proposed program area under the LID Standards Manual issued by Public Works.

Water Quality Control Plan for the Lahontan Region

The Lahontan RWQCB has prepared a Water Quality Control Plan for the Lahontan Region (Lahontan Basin Plan). The Lahontan Basin Plan is the basis for the Lahontan RWQCB's regulatory program. It sets forth water quality standards for the surface and ground waters of the region, which include both designated beneficial uses of water and the narrative and numerical objectives that must be maintained or attained to protect those uses. It identifies general types of water quality problems, which can threaten beneficial uses in the region. It then identifies required or recommended control measures for these problems. In some cases, it prohibits certain types of discharges in particular areas. This plan summarizes applicable provisions of separate State Board and Regional Board planning and policy documents (e.g., the Regional Board waiver policy), and of water quality management plans adopted by other federal, state, and regional agencies. The Lahontan RWQCB works in coordination with the Regional Water Boards to preserve, protect, enhance, and restore water quality. Lahontan RWQCB Region unauthorized waste discharges to Waters of the State are prohibited and waste discharges may be authorized under an Individual Permit. All grading operations in Los Angeles County must comply with Sections J110 and J111 of Title 26 of the County Code, and with Chapter 21 of the County Flood Control District Code.

⁶⁹ California Department of Water Resources. 2004 (February 27). California's Groundwater Bulletin 118. Tulare Lake Hydrologic Region Cuddy Canyon Valley Groundwater Basin. Available at: https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/5_082_CuddyCanyonValley.pdf

Groundwater Sustainability Plan (GSP)

The Department of Water Resources (DWR) identifies groundwater basins in California that are subject to the Sustainable Groundwater Management Act (Act). The Act provides local agencies or counties ability to establish a Groundwater Sustainability Agency (GSA) and develop and implement a Groundwater Sustainability Plan (GSP) that considers all beneficial uses and users of groundwater in the basin.⁷⁰ Responsibilities are designated at the local level for managing a basin’s groundwater resources and minimum standards are established for sustainable groundwater management by improving coordination between land use and groundwater planning. A total of 104,106 parcels subject to the Green Zones Program are located within SGMA Priority Areas (over 90 percent of the Proposed Program Area; see Table IV.E-1, *Green Zones Program Parcels in SGMA Priority Areas*; see Figure IV.E-4, *Sustainable Groundwater Management Act Basin Prioritization 2019*).

**TABLE IV.E-1
GREEN ZONES PROGRAM PARCELS IN SGMA PRIORITY AREAS**

Priority	Green Zones Element				Total
	Element 1: Green Zone Districts	Element 2: New Sensitive Uses	Element 3: Recycling and Waste Management Revisions	Element 4: Storage Enclosures for Recycling and Solid Waste	
High	0	8,475	1,873	8,475	8,552
Medium	0	75	55	110	110
Low	0	0	0	0	0
Very Low	2,692	88,057	63,587	94,648	95,444
Total	2,692	96,607	65,515	103,233	104,106
Total GZ by Element	2,758 2,761	12,096	81,467	133,591	
% of Total	98%	91%	97%	92%	

Basin Prioritization

Basin Prioritization is a technical process that utilizes the best available data and information to classify California’s 515 groundwater basins into one of four categories high-, medium-, low-, or very low-priority. The technical process is based on eight components that are identified in the California Water Code Section 10933(b). High and medium priority basins must develop GSPs.⁷¹ A total of 8,552 parcels are located within high priority basins and subject to GSP (see Table IV.E-1). The Sustainable Groundwater Management Act (SGMA) requires government and water agencies of high and medium priority water basins to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Under SGMA, the goal is for high- and medium-priority basins to reach sustainability within 20 years of implementing sustainability plans. For critically over-drafted basins, that will be 2040. For the remaining high and medium priority basins, 2042 is the deadline.⁷²

Adjudicated Basins

Adjudicated areas in basins are not required to form a GSA. The SGMA requires that adjudicated basin areas, while not subject to the SGMA, are required to comply with specific reporting requirements.⁷³ The SGMA requires adjudicated basin “Watermasters” or local agencies to submit Adjudicated Area Annual Reports. The majority of parcels within the Proposed Program Area are located within adjudicated basin areas and are not subject to a GSP. However, these areas are required to comply with the SGMA, which requires all adjudicated areas to submit an Adjudicated Area Annual Report yearly as of 2016, covering low-very low priority basins (see Table IV.E-1).

⁷⁰ California Department of Water Resources (DWR). Accessed October 10, 2020. Basin Prioritization. Available at: <https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization>.

⁷¹ California Department of Water Resources (DWR). Accessed October 10, 2020. Basin Prioritization. Available at: <https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization>

⁷² California Department of Water Resources (DWR). 2020. SGMA Groundwater Management. Downloaded November 28, 2020. Available at: <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

⁷³ Cal. Water Code § 10720.8. Adjudicated Basins, Cal. Water Code § 10720.8(a).

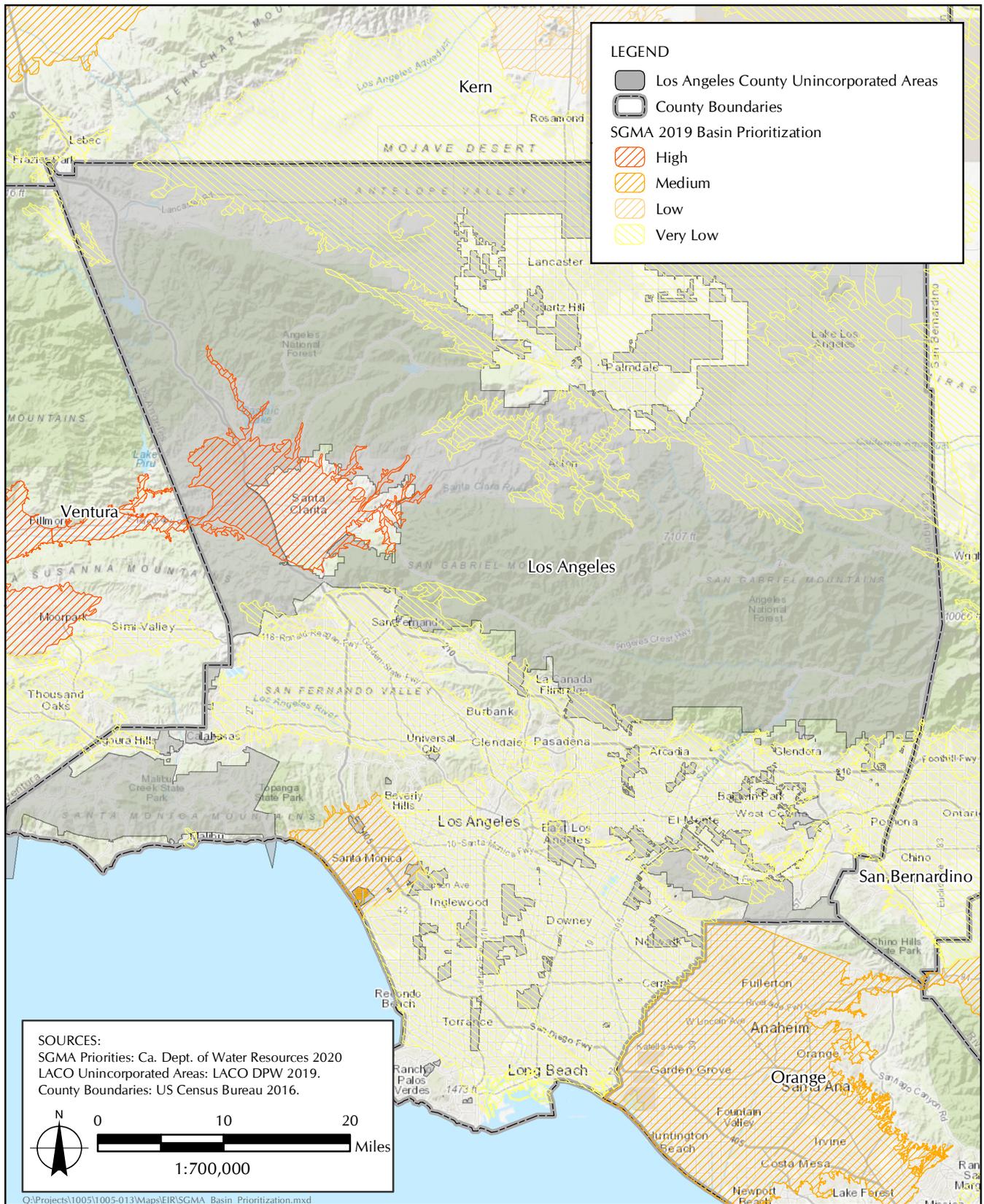


FIGURE IV.E-4
 Sustainable Groundwater Management Act Basin Prioritization 2019

Watersheds

Los Angeles

In Los Angeles County, there are six major watershed areas with over 900 miles of major river systems, 3,600 miles of smaller streams, and 25 square miles of pond, lake, and reservoir surface (see Figure IV.E-5, *Los Angeles County Watersheds*).⁷⁴ Also located within Los Angeles County are a number of regional groundwater recharge areas called spreading grounds, which capture close to 80 percent of the runoff that flows from the mountains. Most spreading grounds are owned by the Los Angeles County Flood Control District. The total area of regional spreading grounds countywide is 3,361 acres. Los Angeles County also contains 21 groundwater basins in the coastal plain and valleys. Except during times of drought, groundwater extraction accounts for nearly 1/3 of the water usage in the unincorporated areas. In rural areas, hundreds of households depend solely on private wells that tap into local groundwater sources.

Central Valley

The Central Valley Region encompasses approximately 40 percent of the land in California and stretches from the Oregon border to the Kern County/Los Angeles County line. It is bound by the Sierra Nevada Mountains on the east and the Coast Range on the west. The Region is divided into three basins: the Sacramento River Basin, the San Joaquin River Basin, and the Tulare Lake Basin. The Basin encompasses approximately 10.5 million acres, with approximately 3.25 million acres of the Basin under federal ownership. In addition, Kings Canyon and Sequoia National Parks and substantial portions of Sierra, Sequoia, Inyo, and Los Padres National Forests are included in the Basin. Valley floors make up less than one-half of the total basin land area. The maximum length and width of the Basin are approximately 170 miles and 140 miles with the valley floor totaling approximately 40 miles in width near its southern end, widening to a maximum of 90 miles near the Kaweah River.

Lahontan

The Lahontan Region includes the highest (Mount Whitney) and lowest (Death Valley) points in the contiguous United States, with a diverse topography. The Region includes the eastern slopes of the Warner Mountains and the Sierra Nevada, the northern slopes of the San Bernardino and San Gabriel Mountains; the southern slopes of the Tehachapi Mountains, and all or part of other ranges including the White, Providence, and Granite Mountains and the western slopes of the New York and Ivanpah Mountains. The Lahontan Region includes over 700 lakes, 3,170 miles of streams and 19,710 square miles of ground water basins. There are twelve major watersheds (called “hydrologic units” under the Department of Water Resources' mapping system) in the North Lahontan Basin. Among these are the Eagle Lake, Susan River/Honey Lake, Truckee, Carson, and Walker River watersheds. The South Lahontan Basin includes three major surface water systems (the Mono Lake, Owens River, and Mojave River watersheds) and a number of separate closed ground water basins. Very little quantitative information is available on most of the water bodies in the Region.⁷⁵

The proposed program area traverses eight watersheds located within three hydrologic regions including Los Angeles, Lahontan, and Central Valley:

- 1. Los Angeles River:** The Los Angeles River watershed covers approximately 870 square miles, a small part of which extends into Ventura County. It includes the San Fernando Valley and is the largest watershed in the Los Angeles Basin. The river extends 51 stream miles, from the confluence of Bell Creek and Arroyo Calabasas, to the Pacific Ocean. These tributaries include Tujunga Wash, Verdugo Wash, Arroyo Seco, Rio Hondo, and Compton Creek. The Los Angeles River's sole purpose for years has been efficient water conveyance—carrying stormwater from the land to the ocean as quickly as possible.

⁷⁴ Los Angeles County Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Conservation and Natural Resources Element. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

⁷⁵ California Water Boards Lahontan R-6. Plan effective March 31, 1995, including amendments effective August 1995 through October 29, 2019. Basin Plan Program. Lahontan Basin Plan. Available at: https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/docs/preface_contents.pdf

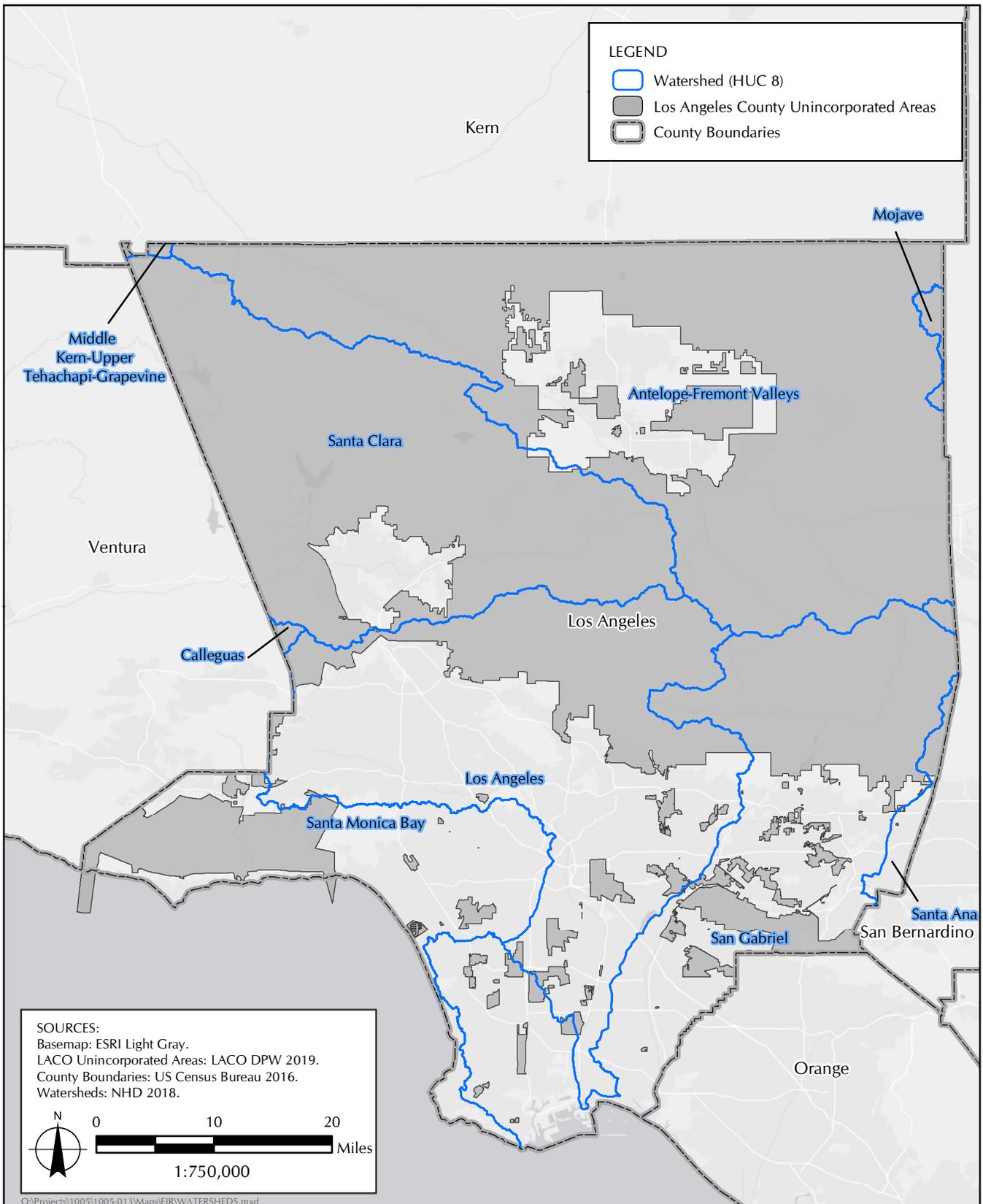


FIGURE IV.E-5
 Los Angeles County Watersheds

2. **Los Angeles Harbor:** The major river system within the area that drains to Los Angeles Harbor is the Dominguez Channel. The Dominguez Channel watershed, part of the larger Los Angeles Harbor watershed, is located within the southern portion of Los Angeles County and encompasses approximately 110 square miles of intensely urban area. Approximately 81 percent of the watershed is developed. Residential development covers nearly 40 percent of the watershed, and another 41 percent is made up by industrial, commercial and transportation uses. Another major stream system within the Los Angeles Harbor watershed is the Wilmington Drain.
3. **San Gabriel River:** The San Gabriel River watershed is bounded by the Los Angeles River on much of its western flank and extends to San Bernardino and Orange counties totaling more than 640 square miles. The San Gabriel River extends 59 stream miles from the Angeles National Forest to the Pacific Ocean, draining 350 square miles of land. It also recharges groundwater tables in several basins. The major tributaries that feed the San Gabriel River include Coyote Creek, Walnut Creek, Puente Creek and San Jose Creek.
4. **Santa Clara River:** The Santa Clara River watershed is an extensive hydrologic system that encompasses the western portion of the Angeles National Forest in Los Angeles County and the eastern portion of Los Padres National Forest in Ventura County. The river recharges local groundwater, provides riparian habitat and supplies water to downstream agricultural lands in Ventura County. It is the largest relatively unaltered river system in Southern California and its tributaries provide drainage for approximately 654 square miles of the upper watershed within Los Angeles County.
5. **Santa Monica Bay Coastal Watersheds:** The County, other agencies, cities, and stakeholders coordinate the management of the coastal watersheds of Santa Monica Bay as two distinct management areas, the North Santa Monica Bay watersheds (North Bay) and the South Santa Monica Bay watersheds (South Bay). The North Bay consists of the Malibu Creek and Topanga Creek watersheds as well as sixteen other rural coastal watersheds. The South Bay includes Ballona Creek watershed, Marina del Rey, and 10 urban coastal sub-watersheds. The coastal watersheds of the Santa Monica Bay extend from the Ventura County-Los Angeles County line to outer Cabrillo Beach in San Pedro. This length includes 44 beaches along 55 miles of coastline.
6. **Calleguas Creek Watershed:** Calleguas Creek includes major tributaries, Revolon Slough, Conejo Creek, Arroyo Conejo, Arroyo Santa Rosa, and Arroyo Simi drain an area of 343 square miles in southern Ventura County and a small portion of western Los Angeles County.⁷⁶ The Watershed runs along an east-west axis and is approximately 30 miles long and 14 miles wide. The northern boundary of the watershed is formed by the Santa Susana Mountains, South Mountain, and Oak Ridge; the southern boundary is formed by the Simi Hills and Santa Monica Mountains.⁷⁷
7. **Antelope-Fremont Valley Watershed:** The southern half of the Lahontan hydrologic region is located in the Antelope Valley. This watershed is a closed basin on the edge of the Mojave Desert, having no outlet to the ocean or major river system. Numerous streams drain the north-facing San Gabriel Mountains, carrying rainfall and snow melt from the Angeles National Forest into the Antelope Valley. Major stream systems in the Antelope Valley are Amaroosa Creek, Big Rock Creek, and Little Rock Creek. Antelope Valley Watershed has a natural runoff process which is important for benefits the local communities with groundwater recharge and surfaces the dry lake beds.
8. **Middle Kern-Upper Tehachapi-Grapevine:** The Middle Kern-Upper Tehachapi-Grapevine tributary is a headwater stream flowing offsite to Tehachapi Creek. The total mapped length of the tributary including the reach upstream and downstream of the review area is approximately 2.20 miles. Tehachapi Creek is located approximately 1.1 miles downstream of the review area. Tehachapi Creek flows northwest approximately 11.44 miles to Caliente Creek. Caliente Creek flows west approximately 16.99 miles to the terminus at Malaga Road, two miles east of the town of Lamont.⁷⁸

⁷⁶ California Water Boards. Calleguas Creek Watershed. Accessed October 2020. Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/regional_program/Water_Quality_and_Watersheds/calleguas_creek_watershed/suimary.shtml

⁷⁷ California Water Boards. Calleguas Creek Watershed. Accessed October 2020. Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/regional_program/Water_Quality_and_Watersheds/calleguas_creek_watershed/suimary.shtml

⁷⁸ U.S. Army Corps of Engineers. 30 October 2014. Approved Jurisdictional Delineation Form. Accessed October 2020. Available at: https://www.spk.usace.army.mil/Portals/12/documents/regulatory/jd/2014/December/SPK-2009-00116_Isolated.pdf

The proposed program would apply to a total of 22,606 parcels that intersect blue-line streams. A total of 61,186 parcels that would be subject to the proposed program in the Antelope-Freemont Valleys watershed, with 21 percent of the parcels (12,784) intersecting with a blue line. 28,733 project parcels are within the Los Angeles watershed with 4 percent (1,025) intersecting a blue line. 17,243 project parcels are within the San Gabriel watershed, with 4 percent (754) parcels intersecting a blue line, and 17,412 project parcels in the Santa Clara River watershed, with 27 percent (4,617) parcels intersecting a blue line (Table IV.E-2, *Green Zones Program Watershed and Blue Line Intersection*).

**TABLE IV.E-2
GREEN ZONES PROGRAM WATERSHED AND BLUELINE INTERSECTION**

Watershed	Number of Parcels that Intersect Blue Line Streams	Percentage
Antelope-Freemont Valley	61,186	
Blue Line Intersect	12,784	21%
Calleguas	29	
Blue Line Intersect	23	79%
Los Angeles	28,733	
Blue Line Intersect	1,025	4%
Middle Kern - Upper Tehachapi – Grapevine	14	
Blue Line Intersect	7	50%
Mojave	728	
Blue Line Intersect	93	13%
San Gabriel	17,243	
Blue Line Intersect	754	4%
Santa Ana	182	
Blue Line Intersect	123	68%
Santa Clara	17,412	
Blue Line Intersect	4,617	27%
Santa Monica Bay	9,040	
Blue Line Intersect	3,180	35%
Grand Total	134,567	-

Flood Hazards

The County of Los Angeles participates in the National Flood Insurance Program (NFIP). NFIP is administered by FEMA, and is a voluntary program that allows the Federal government to make flood insurance available throughout participating communities; make development in identified flood hazard areas eligible for Federal grants and loans for under programs administered by agencies such as the U.S. Department of Housing and Urban Development (HUD), the EPA, and the U.S. Small Business Administration (SBA); and make repair of flood-damaged insurable buildings in identified flood hazard areas eligible for Federal disaster assistance.⁷⁹ FEMA accepted Los Angeles County into the NFIP in December 1980 and developed its own Flood Insurance Rate Maps (FIRMs) for Los Angeles County based on its standard hydrological method for NFIP participants, shortly after the County Floodway Ordinance was adopted by the Board of Supervisors in 1980.⁸⁰

County Capital Floodplains and County Flood Ways are defined as follows.⁸¹

- **County Capital Floodplain:** Any land area susceptible to being inundated by flood waters from any source. A FEMA FIRM identifies most, but not necessarily all, of a community’s floodplain as the Special Flood Hazard Area.

⁷⁹ Federal Emergency Management Agency. Accessed October 6, 2020. Participation in the National Flood Insurance Program. Available at: <https://www.fema.gov/participation-national-flood-insurance-program>

⁸⁰ County of Los Angeles Department of Public Works. n.d. Are you Prepared for a Flood? Available at: <https://dpw.lacounty.gov/wmd/NFIP/documents/AreYouPreparedforaFlood.pdf>

⁸¹ County of Los Angeles Department of Public Works. September 2016. Los Angeles County Comprehensive Floodplain Management Plan: Appendix A. Prepared by Tetra Tech. P. 4. Available at: <https://dpw.lacounty.gov/wmd/nfip/fmp/documents/CFMPDraftAppendicesAthruD.pdf>

- **County Floodway:** Floodways are areas within a floodplain that are reserved for the purpose of conveying flood discharge without increasing the base flood elevation more than 1 foot. Generally speaking, no development is allowed in floodways, as any structures located there would block the flow of floodwaters.

Flood-prone areas in unincorporated areas of the County are located in the Los Angeles Basin (see Figure IV.E-6, *Los Angeles County Tsunami Inundation Zones and Flood Zones*). The main bodies of water and sources of flooding include Ballona Creek, Los Angeles River, Malibu Creek, Pacific Ocean, Rio Hondo River, San Gabriel River and its tributaries (Santa Clara River and Topanga Canyon).⁸² Public Works serves as the floodplain administrator for the unincorporated areas of the County. The County has prepared County Floodway Maps for unincorporated areas containing non-Federal lands that are either inhabited or have the potential to be developed. Public Works prepares maps (County Floodway Maps) that delineate the Capital Floodplain and County Floodway for numerous watercourses in the County, which are then used to regulate the development in those floodplains and floodways.

Sources of Erosion and Siltation

Sources of erosion in the unincorporated regions of Los Angeles County derives from post-wildfire soils. Hillslope erosion in the watershed is a common post-wildfire, after winter rains increase runoff and accelerate erosion, resulting in debris flows, landslides, and floods. The duration and intensity of the rain event, along with the severity of the fire on an area can determine the amount of sediment that is produced.⁸³ Records indicate that since 1960, the County has experienced over 150 major brush fires that exceeded 1,000 acres. The fire/flood sequence is common in Southern California. Brush fires typically occur late in the year and can denude thousands of acres of hillside and canyon areas. The winter storms typically begin shortly thereafter. Major brush fires during the winter are also becoming more common. Fire destroys the vegetative cover, so more of the rainfall pelts the barren ground, causing it to break apart more easily and erode in mudflows, mudslides, and debris flows. Additionally, when certain types of vegetation such as chaparral burn, a vapor is produced that migrates into the soil and condenses within the top few inches to create a petroleum-based film or layer that makes the soil water-repellant, or “hydrophobic.” This creates increased runoff during storms, as the rainfall is shed off instead of being absorbed. The soils and ash above the hydrophobic layer are swept downhill and down the canyon, often in a “wall” of mud, rock, and dead vegetation known as a debris flow. Heavier, torrential and intense rains may pound the soil enough to break up the soil and the hydrophobic layer, creating even larger debris flows.

Areas Subject to LID Ordinance

Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)

There is a total of 16,556 parcels that intersect blueline streams. The LID Ordinance establishing standards for stormwater management on parcels at least 1 acre in size. The County of Los Angeles has adopted the LID Ordinance into the Los Angeles County Code Title 12, Chapter 84 to require the use of LID principles in all development projects except road and flood infrastructure projects.⁸⁴

The County LID Ordinance requires that projects:

- Mimic undeveloped stormwater runoff rates and volumes in any storm event up to and including the “Capital Flood” event, as defined by Public Works
- Prevent pollutants of concern from leaving the development site in stormwater as the result of storms, up to and including a Water Quality Design Storm Event
- Minimize hydromodification impacts to natural drainage systems

⁸² County of Los Angeles Department of Public Works. September 2016. Comprehensive Flood Plain Management Plan. Available at: <https://dpw.lacounty.gov/wmd/nfip/FMP/documents/Los%20Angeles%20County%20FMP%20Final%20-%20No%20appendices.pdf>

⁸³ Los Angeles County Public Works. n.d. Sediment Management. Available at: <https://dpw.lacounty.gov/lacfd/sediment/bkg.aspx>

⁸⁴ 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>

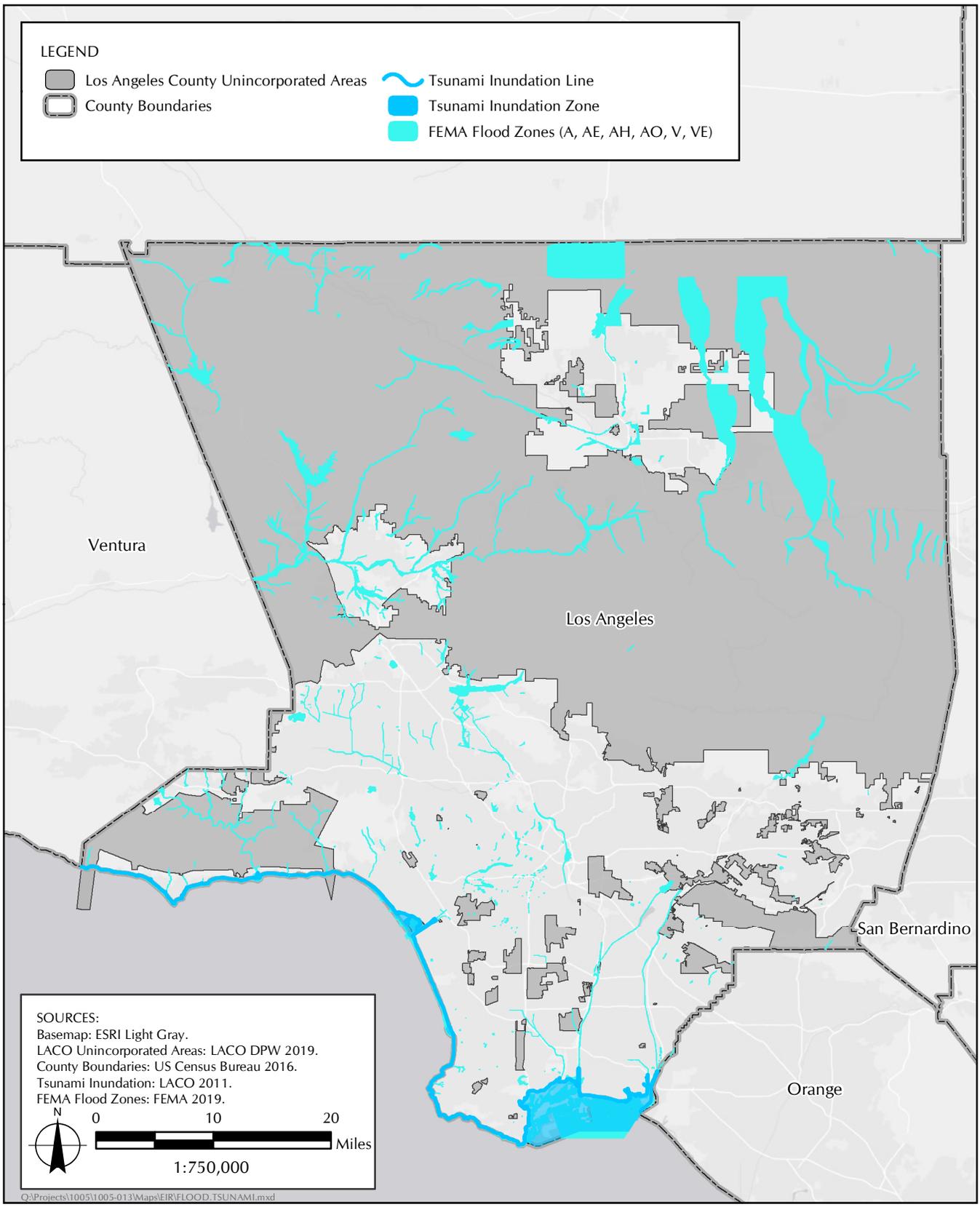


FIGURE IV.E-6
 Los Angeles County Tsunami Inundation Zones and Flood Zones

Hydromodification is the change in runoff and in-stream processes caused by altered land development, which increase impervious surfaces and drainage infrastructure that can negatively affect runoff. Development can increase runoff volumes, frequency of runoff events, flow duration, and peak flows. Requirements for hydromodification management are established by the County LID Standards Manual. Projects required to analyze for hydromodification impacts must conduct hydrology and hydraulic frequency analyses for LID, 2-, 5-, 10-, 25-, and 50-year storm events per the Public Works Hydraulic and Hydrology manuals. The frequency analyses, which analyze changes in flow velocity, flow volume, and depth/width of flow for all natural drainage systems using HEC-RAS, are used to demonstrate compliance with hydromodification requirements and identify drainage impacts on off-site property. A sediment transport analysis is also required for any project tributary to a natural drainage system with a capital flood flow rate greater than 5,000 cubic feet per second. The sediment transport analyses should be conducted using HEC-RAS, SAMS, or HEC-6 to determine long-term impacts of streambed accretion and degradation of these natural drainage systems.

All developments are required to implement source control measures, such as storm drain signage and outdoor storage material areas, to the maximum extent practicable. The ordinance categorizes new development and redevelopment projects as Designated, Non-Designated Projects, Streets, and Single-Family Hillside Homes.

- Designated Projects are new developments that are one acre or larger and add over 10,000 square feet of impervious surface area. Designated Projects also applies to redevelopment projects that add or replace either: five thousand square feet or more of impervious surface area on a site that has been previously developed; or ten thousand square feet or more of impervious surface area on a site that has been previously developed with a single-family home.
 - o Designated Projects are required to retain its entire Stormwater Quality Design Volume (SWQDV) on-site.
- Small Scale Non-Designated Projects.
 - o Non-Designated Projects that consist of the development of four residential units or less are considered Small-Scale and are required to include two LID BMP features. BMPs that are intended to store or infiltrate stormwater, such as rain barrels or dry wells, shall have a capacity of 200 gallons.
- The development of streets and roads that results in over 10,000 square feet of impervious surfaces must comply with the LID Standards Manual and the USEPA's Green Streets 26. The County code does not specify if such projects are to retain the SWQDV, the difference between pre- and post-project SWQDV or to install two LID BMPs.
- Single-Family Hillside Homes located within a hillside management area, which is defined as an area with a natural slope of 25 percent or greater, are required to provide conservation of natural areas, slope and channel protection, storm drain signage, and divert roof runoff and surface flow to vegetated areas.

Hillside Management Area

Upon review of the County General Plan and the proposed program, the parcels that would be subject to the Green Zone Districts and Storage Enclosures for Recycling and Solid Waste Revisions are located outside the designated Hillside Management Areas (HMA; see Figure IV.F-1, *Slope*).⁸⁵ The parcels that would be subject to the Recycling and Waste Management Revisions within the HMAs are located in the Whittier Hills and north of the City of Santa Clarita. Based on the *Hillside Management Areas and Ridgeline Management Map* in the County General Plan, no County designated significant ridgelines are located within the Green Zone Districts, but the Green Zone Districts are within HMAs of both 25–50 percent slope and 50 percent-plus slope (see Figure IV.F-1).⁸⁶

Stormwater Drainage Systems

The County Flood Control District maintains the County Storm Drain System, which encompasses 3,300 miles of underground storm drains throughout the County.⁸⁷ Stormwater run-off associated with the implementation of the Proposed Program in relation to flows across impervious surfaces, is collected by an extensive system of curbs and gutters, conveying through drop inlets to subterranean storm drains consisting of reinforced concrete piping (RCP) and culverts, which are maintained by the Los Angeles County Flood Control District. The majority of the parcels subject to the Proposed Program located within the Los Angeles Basin are served by adequate stormwater infrastructure as these parcels are located within highly urbanized, and

⁸⁵ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at: <http://planning.lacounty.gov/generalplan/figures2015>

⁸⁶ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at: <http://planning.lacounty.gov/generalplan/figures2015>

⁸⁷ Los Angeles County Department of Public Works. Los Angeles County Flood Control District. Accessed 14 April 2020. Available at: <https://dpw.lacounty.gov/LACFCD/web/>

development areas within the Proposed Program. However, some parcels subject to the Proposed Program in the northern portion of the Unincorporated Los Angeles County, north of the Angeles National Forest and the San Gabriel Mountains, are not currently served by an existing stormwater infrastructure system with the existing stormwater infrastructure systems within the area located primarily within incorporated areas including the cities of Lancaster, Palmdale, and Santa Clarita (see Figure IV.E-7, *Los Angeles County Stormwater Infrastructure*). Thus, implementation on BMPs and LID Ordinance standards are required to be implemented as part of the Proposed Program on all parcels within the proposed Program Area as measures to avoid impacts in relation to stormwater drainage

FEMA 100-year Flood Zones

Approximately 62,565 acres of zoning districts that would be subject to the proposed program are located within FEMA-designated flood zones (see Figure IV.E-6). Approximately 62,565 acres of zoning districts that would be subject to the proposed program are located within FEMA designated flood zones (see Figure IV.E-6). The County General Plan identifies Tsunami Hazard Areas located in Los Angeles County, which include Marina del Rey and portions of the Santa Monica Mountains Coastal Zone and flood zones. Flood-prone areas in unincorporated areas of the County are located in the Los Angeles Basin. The main bodies of water and sources of flooding include Ballona Creek, Los Angeles River, Malibu Creek, Pacific Ocean, Rio Hondo River, San Gabriel River and its tributaries (Santa Clara River and Topanga Canyon).⁸⁸ Public Works serves as the floodplain administrator for the unincorporated areas of the County. In addition to the floodplain mapping prepared by FEMA on non-Federal lands throughout the County for the NFIP, development projects are evaluated for potential impacts related to flood hazards based on the most conservative flood hazard areas, whether mapped by FEMA or the County.

County Capital Storm Area

The County has prepared County Floodway Maps for unincorporated areas containing non-Federal lands that are either inhabited or have the potential to be developed. Public Works prepares maps (County Floodway Maps) that delineate the Capital Floodplain and County Floodway for numerous watercourses in the County, which are then used to regulate the development in those floodplains and floodways. The County General Plan identifies Tsunami Hazard Areas in Los Angeles County, which include Marina del Rey and portions of the Santa Monica Mountains Coastal Zone and flood zones. A County Floodway must remain free of obstruction and construction unless engineering analysis demonstrates that the obstruction/construction will not result in any increase in the Capital Flood water surface elevation and a flow velocity of no greater than 10 feet per second. Development projects would be evaluated for potential impacts regarding flood hazards based on the more conservative flood hazard areas, whether mapped by FEMA or the County. Development in a County Floodway is generally restricted to uses that do not interrupt or significantly speed the natural flow of the water (tennis courts (within reason), swimming pools, stilts, etc.). County Code Section 11.60.020 identifies Floodways, Water Surface Elevations, and Areas of Special Flood Hazard. County Floodway Maps are identified in County Code Section 11.60.020. Additionally, County Floodways are shown in Appendix G of the County's Comprehensive Floodplain Management Plan.

Erosion from disturbed soil and concentrated flows can be prevented through the implementation of BMPs such as limiting grading and excavation during the wet season, diverting run-on, controlling runoff, slowing and spreading flows, breaking up disturbed areas with linear barriers and covering erosion susceptible areas. Temporary soil stabilization is erosion control that consists of protecting or covering exposed areas of soil or stockpiles to minimize erosion by implementing at least one, or any combination, of the BMPs. Effective soil cover for inactive areas and all finished slopes, open space, utility backfill, and completed lots and inactive portions thereof should be provided. Implement appropriate erosion control BMPs (runoff control and soil stabilization) in conjunction with sediment control BMPs for areas under active construction.

⁸⁸ Los Angeles County Department of Water. September 2016. Comprehensive Flood Plain Management Plan. Available at: <https://dpw.lacounty.gov/wmd/nfip/FMP/documents/Los%20Angeles%20County%20FMP%20Final%20-%20No%20appendices.pdf>

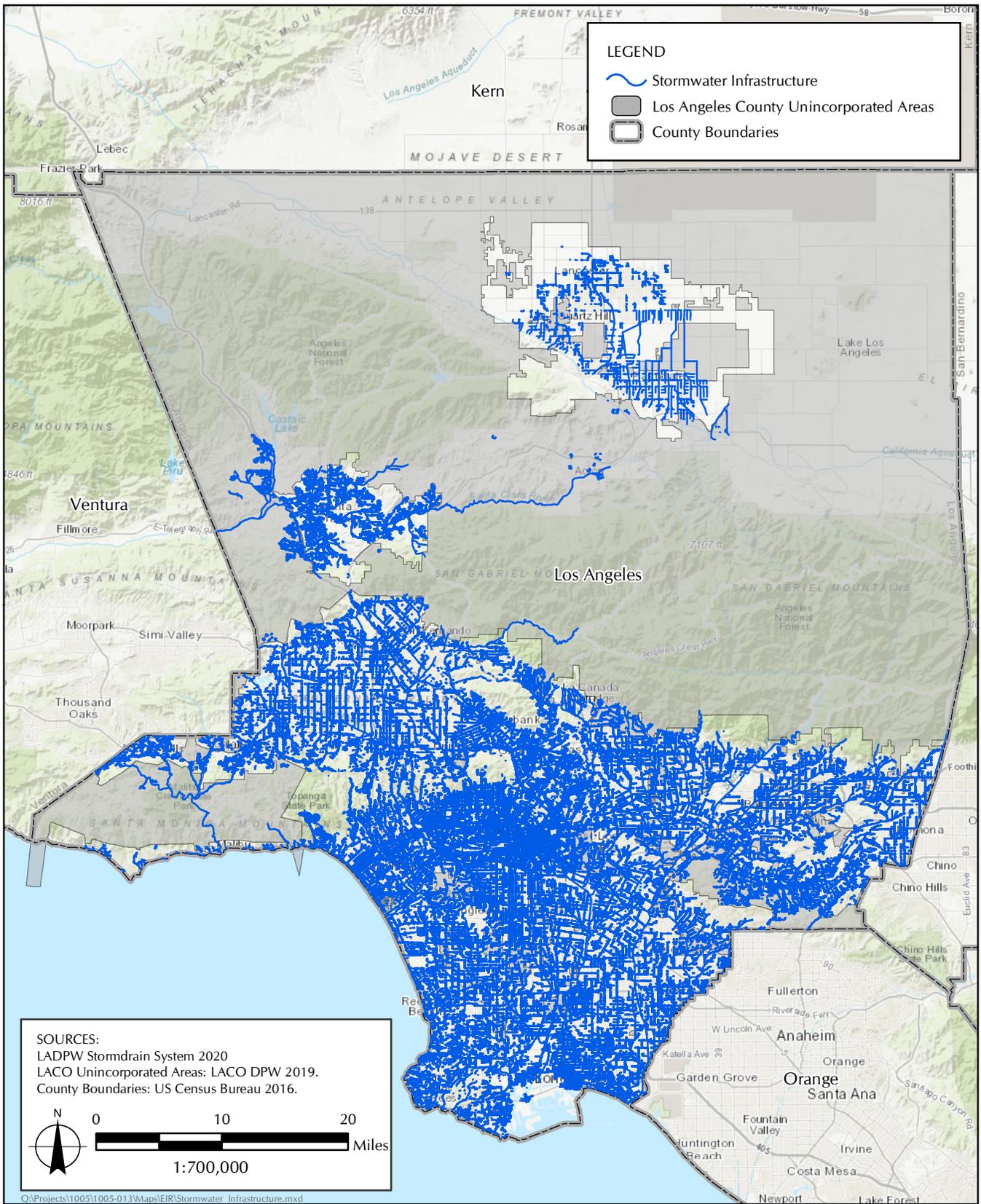


FIGURE IV.E.-7
 Los Angeles County Stormwater Infrastructure

Areas with Limitation for Use of Onsite Water Treatment Systems

Given that the unincorporated territory of the County includes a diverse range of geological formations, watersheds, and waterbodies, there is potential for the existing parcels subject to the Green Zones Program to be in close proximity to geological limitations and surface water. As stated in Section 2.7, *Geology and Soils*, of the Initial Study (see Appendix B), liquefaction is influenced by shallow groundwater, and there is a potential for liquefaction to occur in the various areas within the proposed program area, indicating the potential for shallow groundwater. Additionally, the Proposed Program Area is located in close proximity to surface water. Parcels in nine different watersheds would be subject to the proposed program, including a total of approximately 50,240 acres of wetlands and 15,833 acres of riparian area.

Tsunami

Approximately 62,565 acres of zoning districts that would be subject to the Proposed program are located within FEMA designated flood zones (see Figure IV.E-6). The County General Plan identifies Tsunami Hazard Areas located in Los Angeles County, which include Marina del Rey and portions of the Santa Monica Mountains Coastal Zone and flood zones. Flood-prone areas in unincorporated areas of the County are located in the Los Angeles Basin.

Seismically Induced Dam Inundation

Dam inundation areas are mapped by dam owners and submitted to the California Office of Emergency Services (Cal/OES). There are numerous dam and inundation zones within the unincorporated areas of the County. A majority of dams within the County are flood control dams that do not impound substantial reservoirs for most of the year. After flood flows on an affected stream, water is released from a flood control dam at a controlled rate to create flood control capacity for the next storm. Released water from several flood control dams is used downstream of the dams for groundwater recharge. Castaic Lake and Pyramid Lake are major water storage reservoirs; each is part of the State Water Project. All dams are required meet safety requirements and are inspected annually by the Division of Safety of Dams of the California Department of Water Resources.⁸⁹

Seiche

A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. Reservoirs and aboveground water storage tanks can generate seiches posing substantial flood hazards. The Proposed Program Area traverse numerous inundation and flood zones located within the unincorporated Los Angeles County (see Figure IV.E-6).⁹⁰ There are numerous aboveground water storage tanks in Los Angeles County. Flooding can occur if strong ground shaking causes structural damage to aboveground water tanks. Sloshing water can lift a water tank off its foundation or break the pipes leading to the tank. Standards for steel and reinforced concrete tank design are issued by the American Water Works Association and the California Department of Public Health. About 40 steel water tanks were rendered nonfunctional during the 1994 Northridge earthquake; one tank in the Santa Clarita area failed, flooding several houses below. New standards for steel water tank design adopted in 1994 include flexible joints at the inlet/outlet connections to accommodate movement in any direction.⁹¹

⁸⁹ Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

⁹⁰ Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

⁹¹ Los Angeles County Department of Regional Planning. Los Angeles County General Plan Update Draft Environmental Impact Report. June 2014. Available at: <http://planning.lacounty.gov/generalplan/eir>

3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to hazards and hazardous materials if it would exceed the following:

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

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?

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

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

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

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?

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?

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

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)?

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

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

4. IMPACT ANALYSIS

The potential for impacts to hydrology and water quality has been evaluated in relation to all program components that could result in a physical change to the environment. The potential impacts associated with the four elements of the proposed program, and the proposed change to the General Plan land use and zoning designations for select parcels are located within the Green Zone Districts (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed program does not

increase intensity or density of land uses, but rather reduces intensity through downzoning of 27 28 parcels and reducing land use intensity on 14 45 of the downzoned parcels. The proposed development standards revisions that have the potential result in physical changes in the environment to hydrology and water quality 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 (see Table III.E-2, *Development Standards*).

The proposed revisions to the development standards have the potential to result in impacts to hydrology and water quality during the construction phases of the project. Paving of permeable areas that would be converted to impervious areas may increase runoff of typical pollutants generated on industrial land uses, which could result in water quality impacts. The construction of new areas of impervious surfaces may inhibit groundwater recharge.

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

The proposed program would 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.

Construction

Construction activities from the proposed program would 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. For sites larger than 1 acre, construction activities that would be required as a result of the proposed program are required to comply with the National Pollutant Discharge Elimination System (NPDES), LID Ordinance, and MS-4 Permit. Furthermore, all sites within the proposed program area and under the proposed program would be required to comply with LID ordinance regardless of acreage requirements under the NPDES, thus requiring greater stringency in development standards under the proposed program. Therefore, construction activities would result in less than significant impacts to hydrology and water quality in relation to surface water quality and waste discharge.

Based on the *Hillside Management Areas and Ridgeline Management Map* in the County General Plan, no County designated significant ridgelines are located within the Green Zone Districts, but the Green Zone Districts are within HMAs of both 25–50 percent slope and 50 percent-plus slope (Figure IV.F-1).⁹² The Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines.⁹³ Construction activities that would be required to meet standards of the proposed program would include the paving of permeable areas. However, the construction of all four program elements would not differ substantially from existing conditions and requirements. Designated new paved areas would include areas allotted for vehicle parking, vehicle circulation, or storage of materials, or equipment with impervious materials such as an asphalt or an oil and aggregate mixture and maintained to the satisfaction of the Director (Section 22.140.690.740, 22.84.030).⁹⁴ The purpose of these new paved areas would be to protect water quality from contaminants associated with industrial uses, as it would prevent offsite water leaks or contamination that may leak into the soil from currently non-impervious surfaces. In addition, any surface where a storage area is located two feet beyond the walls of the enclosure would be required to be paved pursuant to County Code 22.112.080.E with concrete, asphalt, or another approved material. As a result, there would be an increase in the construction of new areas of impervious surfaces.

Construction activities needed for implementation of the development standards would require digging and paving. In this process, storm water flows over the proposed sites could pick up pollutants such as sediment, debris, and chemicals from loose soil, and transport them to nearby storm sewer systems or directly into stormwater collection infrastructure that runs directly into rivers, lakes, or coastal waters.⁹⁵ The NPDES stormwater program regulates some stormwater discharges from three

⁹² Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

⁹³ 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

⁹⁴ State Water Resource Control Board. 19 June 2012. Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). https://www.waterboards.ca.gov/water_issues/programs/owts/docs/owts_policy.pdf

⁹⁵ United States Environmental Protection Agency (USEPA). 2020. Storm Water Discharges from Industrial Activities. Retrieved from: <https://www.epa.gov/npdes/stormwater-discharges-industrial-activities>

potential sources: municipal separate storm sewer systems (MS4s), construction activities, and industrial activities. Therefore, in order to operate the proposed sites, an NPDES permit would 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.

Compliance with new development standards required by the proposed program would not substantially alter the existing conditions at an individual parcel such that there would be impedance or redirection of flood flows. Construction activities as a result of the proposed program would require the paving of pervious areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would reduce potential impacts to water quality as a result of paving and increased impervious surfaces to a less than significant level.⁹⁶

All improvements required as a result of the proposed program would 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 proposed project would comply with the requirements of the LID Ordinance and LID Standards Manual. The LID Plan must include the following information:

- Identification of whether the proposed project is a Designated or Non-Designated Project. If the proposed project is a Designated Project, identification of the project category;
- Feasibility of infiltration including a percolation report as part of a geotechnical report prepared by a geotechnical engineer;
- Source control measure(s) proposed to be implemented;
- Calculation of the Stormwater Quality Design Volume (SWQDV);
- Discussion on whether stormwater runoff harvest and use is feasible;
- Stormwater quality control measure(s) proposed to be implemented;
- Discussion of how the applicable water quality standards and total maximum daily loads (TMDLs) will be addressed (off-site mitigation projects only);
- Proposed hydromodification controls and calculations (if necessary); and
- Proposed maintenance plan (if necessary).
- The LID Plan shall be
 - A section of or appendix to the Hydrology Report that must be submitted to the Land Development Division;
 - A section of or appendix to the Grading Report submitted to the Building and Safety Division; or a separate plan.
 - If the proposed project intends to implement privately-maintained stormwater quality control measure(s), the specific BMPs will be reviewed during the grading stage. If the proposed project intends to implement publicly-maintained stormwater quality control measure(s), the specific BMPs will be shown on water quality plans that are submitted separate from but concurrently with the storm drain plans.

Therefore, the proposed program would 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 with the implementation of the NPDES and LID Ordinance requirements for all parcels within the proposed program area, in addition to compliance with Hillside Management Ordinance development standards, and MS-4 Permit requirements.

Operations

The proposed program would 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. All parcels within the proposed program area would be subject to the LID Ordinance. After the required standards have been implemented for the operations phase of the proposed 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.

⁹⁶ County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

The County of Los Angeles' LID Standards Manual requires developments to manage stormwater runoff.⁹⁷ 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 proposed Green Zones Program standards would be subject to the County of Los Angeles LID Ordinance to reduce the direct and indirect impacts of the development. In addition, the proposed program would expand requirements of the County's LID Ordinance to include all parcels within the proposed program area to be subject to the LID Ordinance.

Stormwater runoff is generated from rain events that flow over land or impervious surfaces, such as paved streets, parking lots, and building rooftops, and does not soak into the ground. The runoff picks up pollutants such as trash, chemicals, oils, and dirt/sediment that can harm our rivers, streams, lakes, and coastal waters. To protect these resources, the proposed program would comply with the existing County LID Ordinance to protect rivers, streams, lakes, and coastal waters from contamination. In addition, the proposed program would expand the ordinance to include LID requirements for all parcels within the proposed program area.⁹⁸ Increased runoff from individual properties combined with typical pollutants generated on industrial land uses could result in water quality impacts because the new impervious areas may increase surface runoff containing typical pollutants generated adjacent to industrial land uses, which could result in water quality impacts to nearby surface water bodies. However, the proposed program would expand the County of Los Angeles LID Ordinance standards to incorporate all parcels within the program area. Therefore, the proposed program would 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 with the implementation of the proposed program expanding the County of Los Angeles LID Ordinance standards to incorporate all parcels within the program area, and no mitigation is required.

Element 1 – Green Zone Districts

The new development standards for specific industrial, recycling, or vehicle-related uses within Green Zone Districts would 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, due to requirements to comply with the County LID Ordinance to protect rivers, streams, lakes, and coastal waters from contamination. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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. The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption of the proposed program. The construction of these measures would not differ substantially from existing conditions on individual properties, as they would be minor additions to existing industrial land uses. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the

⁹⁷ 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>

⁹⁸ United States Environmental Protection Agency (USEPA). 2020. National Pollutant Discharge Elimination System (NPDES): NPDES Stormwater Program. Retrieved from: <https://www.epa.gov/npdes/npdes-stormwater-pollution-additional-documents>

impacts of the development.⁹⁹ In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions.

Construction

The development of Element 1 of the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the direct and indirect impacts of the development. These 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 proposed program would expand requirements of the County's LID Ordinance to include all parcels within the proposed program area to be subject to the LID Ordinance, and thus, require the implementation of the NPDES for all location within the proposed program area resulting in greater stringency in development standards and compliance with LID Ordinance, Hillside Management Ordinance, and MS-4 Permit within the proposed program area. Therefore, construction activities required for implementation of the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to hydrology and water quality in relation to water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality.

Operation

The Green Zone Districts would 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 during the operation of facilities subject to the Green Zone Districts provisions. Implementation of the proposed program would expand the requirements of the LID Ordinance and required provisions of the LID Standards Manual to include all parcels, regardless of acreage size, to conform to LID development standards for operation and maintenance phases, as well as construction. Thus, 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 would result in a net benefit.

Element 2 – Sensitive New Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses within Title 22 (Zoning Code) to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include general development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining legally established industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. ~~As discussed in Section III, *Project Description*, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions. 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, would not violate water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality.

⁹⁹ 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>

Construction

New impervious areas as a result of construction of the proposed program 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, Element 2 of the proposed program would require removal and replacement of impervious with pervious surfaces for installation of natural barriers and drought tolerant landscaping, in addition to expansion of requirements of the County's LID Ordinance to include all parcels, regardless of acreage size, within the proposed program area and subject to the LID Ordinance. Further, development of the proposed program would be required to comply with requirements of the MS-4 Permit NPDES, and applicable BMPs during construction activities to avoid impacts related to water quality. The proposed program area would result in greater stringency in development standards and compliance in relation to Hillside Management Ordinance and other applicable development requirements under the proposed program, within the proposed program area.

Operation

In relation to operation and maintenance, Element 2 of the proposed program would require replacement of impervious surfaces for installation of natural barriers and drought tolerant landscaping. In addition, the implementation of the proposed program would expand the requirements of the LID Ordinance and compliance with provisions of the LID Standards Manual to include all parcels, regardless of acreage size, to be developed in conformance with LID development standards for the operation and maintenance phase, as well as construction. Thus, 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 would result in a net benefit.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions would require recycling processing facilities and pallet yards pave areas designated for operations, vehicle parking, vehicle circulation, or storage of materials or equipment with impervious materials such as an asphalt or an oil and aggregate mixture and maintained to the satisfaction of the Director (Section 22.140.690.740, 22.84.030), for the purpose of protecting water quality from contaminants associated with industrial uses, and prevention of offsite water leak or contamination, and thus would be expected to 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. The Recycling and Waste Management Revisions would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~

The Supermarket Accessory Recycling Collection Centers revisions requires such facilities to protect water quality from contaminants associated with industrial uses, and prevention of offsite water leak or contamination, and thus would be expected to 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. There are three specific related provisions in the County Code:

- Per Chapter 22.140.660.710, the supermarket recycling collection containers would be required to be placed on a paved surface.

- Per Chapter 22.128, the surface where a storage area is located and two feet beyond the walls of the enclosure would be required to be paved.
- Pursuant Code Chapter 22.112.080.E the paving shall consist of concrete, asphalt, or another approved material.

The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.” The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Recycling collection centers accessory to a supermarket do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones. Supermarket Accessory Recycling Collection Centers would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

Construction

The Recycling and Waste Management Revisions would require recycling processing facilities and pallet yards pave areas designated for operations, vehicle parking, vehicle circulation, or storage of materials or equipment with impervious materials such as an asphalt or an oil and aggregate mixture and maintained to the satisfaction of the Director (Section 22.140.690.740, 22.84.030), for the purpose of protecting water quality from contaminants associated with industrial uses, and prevention of offsite water leak or contamination. Recycling and Waste Management Revisions would occur at various sites across the County. Increased runoff from individual properties combined with typical pollutants generated on industrial land uses have potential to result in water quality impacts due to the new impervious areas that can result in increased surface runoff containing typical pollutants generated from industrial land uses. However, the proposed program would expand requirements of the County’s LID Ordinance to include all parcels within the proposed program area to be subject to the LID Ordinance, implementation of requirements of MS-4 permit, NPDES, and applicable BMPs during construction activities for the proposed program.

Operation

The Recycling and Waste Management Revisions would result in greater stringency in development standards, areas of compatible development, and compliance with and prohibition of incompatible uses. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~such as automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs within the proposed program area.~~ Further, per Chapter 22.140.660.710, the supermarket recycling collection containers would be required to be placed on a paved surface. Per Chapter 22.128, the surface where a storage area is located and two feet beyond the walls of the enclosure would be required to be paved pursuant to County Code 22.112.080.E with concrete, asphalt, or another approved material, and thus, implementation of the proposed program would result in the construction of new areas of impervious surfaces. These new impervious areas could result in an increase in surface runoff containing typical pollutants generated on industrial land uses, which could result in water quality impacts to nearby surface water bodies. However, the proposed program would require all site improvements and facility modifications to be developed in conformance with LID Ordinance standards and specifications. Implementation of the development standards required by

the proposed program would be subject to the County LID Ordinance to reduce potential impacts of the development.

Element 4 – Storage Enclosures for Recycling and Solid Waste

The Storage Enclosures for Recycling and Solid Waste requires such facilities to protect water quality from contaminants associated with industrial uses, and prevention of offsite water leak or contamination, and thus would be expected to 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. There are three specific related provisions in the County Code:

- Per Chapter 22.140.660.710, the storage enclosures for containers would be required to be placed on a paved surface.
- Per Chapter 22.128, the surface where a storage area is located and two feet beyond the walls of the enclosure would be required to be paved
- Pursuant to County Code 22.112.080.E, paving shall consist of concrete, asphalt, or another approved material.

Compliance with development standards would not substantially alter the existing conditions at an individual parcel such that there would be impedance or redirection of flood flows. However, these 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.

Construction

The Storage Enclosures for Recycling and Solid Waste Revisions would add requirements to current development standards, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. All equipment with impervious materials such as an asphalt or an oil and aggregate mixture would be maintained to the satisfaction of the Director (Section 22.140.690.740, 22.84.030), for the purpose of protecting water quality from contaminants associated with industrial uses, and prevention of offsite water leak or contamination. Increased runoff from individual properties combined with typical pollutants generated on industrial land uses have potential to result in water quality impacts due to the new impervious areas that can result in increased surface runoff containing typical pollutants generated from industrial land uses. However, the proposed program would expand requirements of the County's LID Ordinance to include all parcels within the proposed program area to be subject to the LID Ordinance, require implementation of MS-4 permit requirements, NPDES, and applicable BMPs during construction activities for the proposed program.

Operation

New measures required as part of the proposed Storage Enclosures would require new impervious areas that could result in an increase in surface runoff containing typical pollutants generated on industrial land uses, which could result in water quality impacts to nearby surface water bodies. However, the proposed program would require all site improvements and facility modifications to be developed in conformance with LID Ordinance standards and specifications. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce potential impacts of the development. Therefore, the proposed program would 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.

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?

The proposed program would 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, as 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

Implementation of proposed program would result in the construction of new areas of impervious surfaces that may inhibit groundwater recharge. Approximately 0.2 percent (293 parcels) of ~~134,564~~ ~~134,567~~ total parcels that would be subject to the Green Zones Program are owned by or include right-of-way for the LACFCD.¹⁰⁰ The increase in impervious surfaces would be a direct result of digging and paving as required for the proposed program. Designated new paved areas would include areas allotted for vehicle parking, vehicle circulation, or storage of materials or equipment with impervious materials such as an asphalt or oil and aggregate mixture and maintained to the satisfaction of the Director (Section 22.140.690.740, 22.84.030).¹⁰¹ The purpose of these new paved areas would be to protect water quality from contaminants associated with industrial uses, as it would prevent offsite water leak or contamination. In addition, surfaces where a storage area is located two feet beyond the walls of the enclosure would be required to be paved pursuant to County Code 22.112.080.E with concrete, asphalt, or another approved material. As a result, there would be an increase in the construction of new areas of impervious surfaces.

Construction impacts due to the increase in impervious surfaces would be temporary. The proposed program would comply with the County's LID Ordinance in order to minimize the effects of construction activities related to the proposed 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.¹⁰² 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.

Under the SGMA, local and regional authorities in medium and high priority groundwater basins have formed Groundwater Sustainability Agencies (GSAs) that prepare and implement local Groundwater Sustainability Plans.¹⁰³ The Department of Water Resources (DWR) identifies groundwater basins in California that are subject to the Sustainable Groundwater Management Act (Act). The Act provides local agencies or counties responsibility to develop and implement a GSP that considers all beneficial uses and users of groundwater in the basin. A total of 104,106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area; see Table IV.E-1). However, the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). A total of 8,552 parcels are located within high priority basins and subject to GSP. Approximately 8.3 percent of basins within the proposed program area are within high to medium priority basin areas (see Table IV.E-1).

Operation

Under natural conditions, vegetation intercepts and retains rainfall before infiltration or runoff occurs. Without hard-surfaced land areas, this hydrology cycle favors groundwater recharge. With a roadway or other hard surface, this infiltration dynamic is significantly impeded. The magnitude of this effect is reported by studies indicating that the volume of storm water washed off one-acre of roadway is about sixteen times greater than that of a comparably sized meadow.¹⁰⁴

Approximately 0.2 percent (293 parcels) of ~~134,564~~ ~~134,567~~ total parcels that would be subject to the Green Zones Program are owned by or include right-of-way for the LACFCD.¹⁰⁵ After the required standards have been implemented for the operations or maintenance phase of the proposed program, there would not be a substantial decrease in groundwater resources given that the only measure that may require water is landscaping. All landscaping additions would be developed in compliance with the 2019 CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.¹⁰⁶

¹⁰⁰ Los Angeles County Department of Public Works. n.d. Spreading Grounds. <https://dpw.lacounty.gov/wrd/spreadingground/>

¹⁰¹ State Water Resource Control Board. 19 June 2012. Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). Available at: https://www.waterboards.ca.gov/water_issues/programs/owts/docs/owts_policy.pdf

¹⁰² 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>

¹⁰³ California Department of Water Resources (DWR). Accessed October 10, 2020. Basin Prioritization. <https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization>

¹⁰⁴ Schueler, T. 2000. The Importance of Imperviousness: Watershed Protection Techniques 1(3): 100-111. Available at: <https://pdfs.semanticscholar.org/de4c/6a4b6be13a48bcb0b974c350b39e8efd5bbe.pdf>

¹⁰⁵ Los Angeles County Department of Public Works. n.d. Spreading Grounds. Available at: <https://dpw.lacounty.gov/wrd/spreadingground/>

¹⁰⁶ 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-mandatorymeasures#CGBC2019P2_Ch05_SubCh5.3

These measures regulate both indoor and outdoor water use and include the use of the Model Water Efficient Landscape Ordinance (MWELO) to increase water efficiency standards for new and retrofitted landscapes through encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. While proposed development of the landscaping and landscape barriers would be installed consistent with the County's LID Standards Manual.

The implementation of development standards required by the proposed program would create new areas of impervious surfaces. However, implementation of the development standards required by the project would 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.¹⁰⁷

A total of 104,106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area; see Table IV.E-1) However, the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). A total of 8,552 parcels are located within high priority basins and subject to GSP. Approximately 8.3 percent of basins within the proposed program area are within high to medium priority basin areas (see Table IV.E-1).

Element 1 – Green Zone Districts

The Green Zone Districts would result in less than significant impacts 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. Some LACFCD parcels are used for spreading grounds and groundwater recharge.¹⁰⁸ Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure General Plan consistency with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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. The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption of the proposed program. A very small portion, approximately 0.2 percent (293 parcels) of ~~134,564~~ ~~134,567~~ total parcels subject to the Green Zones Program are owned by or include right-of-way for the LACFCD. The Green Zone Districts would cover approximately 1,950 acres of the County, including the communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, and Willowbrook. These areas are located in the Coastal Plains of Los Angeles and San Gabriel Valley ground water basins. A total of 104, 106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area). However, of the total parcels only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins).

Construction

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on adjacent properties. While

¹⁰⁷ 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>

¹⁰⁸ Los Angeles County Department of Public Works. n.d. Spreading Grounds. Available at: <https://dpw.lacounty.gov/wrd/spreadingground/>

Element 1 of the proposed program would require the implementation of barriers, such as walls, fencing, natural barriers, setback requirements and landscaping, it would not result in interference with groundwater recharge or impede sustainable groundwater management as the proposed conformance measures would be minor in construction duration and scale. In addition, Element 1 would result in an increase in pervious surfaces by removal and replacement of impervious surfaces with landscaping and would be subject to the requirements of the County's LID Ordinance.

Operation

Element 1 would introduce additional pervious surfaces through the replacement of impervious surfaces with drought tolerant landscaping. In addition, all parcels would be subject to the County's LID Ordinance standards and specifications for development. In addition, of the total parcels within the proposed program area, only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). Additionally, only approximately 0.2 percent (293 parcels) of ~~134,564~~ 134,567 total parcels that would be subject to the Green Zones Program are owned by or include right-of-way for the LACFCD which may be used for spreading grounds and groundwater recharge. Further, the Green Zone Districts would not substantially decrease groundwater resources through operation or maintenance of the development standards, as the only measure that would require water usage would be landscaping.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would have the potential to result in less than significant impacts to hydrology and water quality in relation to decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, as the parcels that are designated for sensitive uses do not include the LACFCD parcels that are used for spreading grounds and groundwater recharge.¹⁰⁹ Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices.

Construction

Element 2 would provide for new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses and would require the implementation of barriers, walls, ~~fencing~~, setback requirements, landscaping and air filtration systems. While Element 2 of the proposed program would require the implementation of barriers, setback requirements, air filtration systems and landscaping, it would not result in interference with groundwater recharge or impede sustainable groundwater management as the proposed conformance measures would be minor in construction duration and scale. In addition, Element 2 would result in an increase pervious surfaces by implementing greater setbacks to include drought tolerant landscaping and requirements of the County's LID Ordinance.

Operation

The introduction of impervious surfaces as a result of the proposed program would potentially reduce the amount of precipitation available to seep into the groundwater. However, Element 2 would introduce additional pervious surfaces through the replacement of impervious surfaces with drought tolerant landscaping. In addition, all parcels would be subject to the County's LID Ordinance standards and specifications for development. In addition, of the total Green Zones Program parcels, only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). Additionally, only approximately 0.2 percent (293 parcels) of ~~134,564~~ 134,567 total parcels that would be subject to the Green Zones Program are owned by or include right-of-way for the LACFCD which may be used

¹⁰⁹ Los Angeles County Department of Public Works. n.d. Spreading Grounds. Available at: <https://dpw.lacounty.gov/wrd/spreadingground/>

for spreading grounds and groundwater recharge. The updated standards for new sensitive uses would not substantially decrease groundwater resources through operation or maintenance of the development standards, as these the most water intensive usage would be drought tolerant landscaping. The introduction of impervious surfaces as a result of the development standards may reduce the amount of precipitation available to seep into the groundwater. However, the ~~Green Zone Districts~~ New Sensitive Uses would not substantially decrease groundwater resources through operation or maintenance of the development standards, as the only measure that may require water is landscaping.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions would result in less than significant impacts 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. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts on 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. Some LACFCD parcels are used for spreading grounds and groundwater recharge.¹¹⁰ The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.” The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Supermarket Accessory Recycling Collection Centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones.

Construction

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for implementation of improvements. These improvement requirements are

¹¹⁰ Los Angeles County Department of Public Works. Accessed October 6, 2020. Spreading Grounds. Available at: <https://dpw.lacounty.gov/wrd/spreadingground/>

currently subject to existing development standards. However, the proposed revisions would create greater stringency and prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. In addition, Element 3 would result in an increase pervious surfaces by implementing greater setbacks to include drought tolerant landscaping and requirements of the County's LID Ordinance. Thus, construction of Recycling and Waste Management Revisions would not substantially decrease groundwater resources through operation or maintenance of the development standards. Impacts to hydrology and water quality in relation to decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin would be less than significant.

The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. Supermarket Accessory Recycling Collection Centers and Storage Enclosures cover nearly 600,000 acres of the County and are located in all nine groundwater basins in the County. Construction of the Supermarket Accessory Recycling Collection Centers and Storage Enclosures measures would be ~~constructed~~ established on existing parking lots, and no new structures would be built. Thus, construction of Supermarket Accessory Recycling Collection Centers and Storage Enclosures would not substantially decrease groundwater resources through operation or maintenance of the development standards.

Operations

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for implementation of improvements. However, the proposed program would require all site improvements and facility modifications to be operated in conformance with LID Standards Manual which requires the incorporation of best management practices to offset the loss of pervious surface with bioswales and other opportunities to enhance infiltration. Once these improvements are constructed, they would not require the consumptive use of water during the operational phase of the project; therefore, such facilities would not require the development of groundwater resources or exacerbation or existing groundwater withdrawals. Supermarket Accessory Recycling Collection Centers and Storage Enclosures cover nearly 600,000 acres of the County and are located in all nine groundwater basins in the County. Supermarket Accessory Recycling Collection Centers and Storage Enclosures measures would be operated on existing parking lots, and no new structures would be built; therefore, the operation of the Supermarket Accessory Recycling Collection Centers and Storage Enclosures would not substantially decrease recharge within the nine groundwater recharge basins in the County.

The introduction of impervious surfaces as a result of the proposed program would potentially reduce the amount of precipitation available to seep into the groundwater during operation of facilities regulated by the Recycling and Waste Management Revisions. However, of the total Green Zones Program parcels, only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). Additionally, only approximately 0.2 percent (293 parcels) of ~~134,564~~ 134,567 total parcels that would be subject to the Green Zones Program are owned by or include right-of-way for the LACFCD which may be used for spreading grounds and groundwater recharge. In addition, all parcels within the proposed program area would be subject to the County's LID Ordinance standards and specifications for development, and thus loss of groundwater infiltration as a result of loss of pervious surface would be expected to be offset with bioswales and other opportunities to enhance infiltration.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste would result in less than significant impacts 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. In general, new development or expansion of existing development in the County would be required to meet the current development standards of the zone in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions would add requirements to current standards, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, but would not be expected to result in a net increase in imperious surfaces. The proposed program would apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

Construction

Construction of the Storage Enclosures for Recycling and Solid Waste would result in minor conformance requirements and modification to existing development standards related to enclosures, roofing, cleaning and maintenance and site paving. However, these measures do not change the underlying land uses; therefore, there would be no change, as a result of the new development standards, in the total area of impervious surface that would be allowed in conjunction with development of the underlying land use. Therefore, there would be no decrease in groundwater resources as a result of the required facilities. Implementation of the Storage Enclosures for Recycling and Solid Waste Revisions would be required to be developed in conformance with the County's LID Standards Manual which requires the incorporation of best management practices to offset the loss of pervious surface with bioswales and other opportunities to enhance infiltration.

Operations

Storage Enclosures for Recycling and Solid Waste Revisions would be operated in conformance with LID Standards Manual which requires the incorporation of best management practices to offset the loss of pervious surface with bioswales and other opportunities to enhance infiltration. Once these improvements are constructed, they would not require the consumptive use of water during the operational phase of the project; therefore, such facilities would not require the development of groundwater resources or exacerbation or existing groundwater withdrawals. Storage Enclosures for Recycling and Solid Waste Revisions would be operated, in conjunction with the existing allowable underlying land use, and would not impede or reduce groundwater recharge, and no new structures would be built; therefore, the operation of the Supermarket Accessory Recycling Collection Centers and Storage Enclosures would not result in a decrease in groundwater supplies or interfere substantially with groundwater recharge such that the County's management of regional sustainable groundwater basins is impeded.

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?

The proposed program would 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.

Construction

Where development is proposed within the FEMA 100-year flood hazard area or the County Capital Floodplain, the County requires a HEC-RAS analysis to demonstrate that the proposed development would 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 proposed program would 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. 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 would be within the extent of the increased flood heights.¹¹¹ However, the County of Los Angeles 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 would be 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 proposed program would not develop infrastructure in a FEMA 100-year flood zone and thus would not alter existing drainage patterns of sites subject to the GZ program in floodplains.

¹¹¹ 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>

The construction of these proposed program elements in relation to individual properties would not differ substantially from existing conditions, as these measures would be minor additions to existing industrial land uses. Further, implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would prevent substantial erosion or siltation. In addition, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the Program Area would be 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 to surface water bodies in relation to increase downstream erosion. Further, development of the proposed program would 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.

Operation

The County Floodplain Management Plan requires that development within the FEMA 100-year flood hazard area and the County Capital Floodplain not alter the velocity of floodwaters or change the frequency of the no substantial alteration of the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on or off site as a result of construction activities. With implementation of required standards related to the operations and maintenance phase of the proposed program, there would be no substantial alteration of 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.

Operation of the proposed program would result in improved conditions when compared to existing conditions within the Proposed Project Area. Implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, which would help prevent substantial erosion or siltation. The Los Angeles Regional Board's 2012 MS4 Permit named Los Angeles County as a permittee. 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. The programs required by the MS4 Permit are public information and participation; industrial/commercial inspection; planning and land development; development construction; public agency activities; and illicit connection/discharge abatement.

Further, as discussed previously, the County of Los Angeles 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 without appropriate avoidance measures related to increased flood heights and notification to the property owners that would be within the extent of the increased flood heights. In addition, the County has prohibited development in FEMA 100-year flood hazard zones.

Element 1 – Green Zone Districts

The Green Zone Districts would 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 due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan, and the County LID Ordinance which set an overall strategy of programs, project, and measures to reduce the adverse effects of flood hazards to people and property, and to protect rivers, streams, lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems form erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to

intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to ~~an MPR Ministerial Site Plan Review~~ or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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. The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption of the proposed program.

Construction

Construction within the Federal 100-year flood hazard area or County Capital Flood floodplain is subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to changes in the drainage pattern, including those related to erosion or siltation. Improvements resulting from the proposed program would 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. Implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, which would result in avoidance of substantial erosion or siltation. Further, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses.

Operations

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to changes in the drainage pattern, including those related to erosion or siltation. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the Program Area would be 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 to surface water bodies in relation to increase downstream erosion.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would 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 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, because the County does not generally allow the affected uses within the Federal 100-year flood hazard area or County Capital Flood floodplain. Currently, the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. ~~Construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the proposed program implements new development standards for

new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established,~~ existing industrial, recycling or solid waste, or vehicle-related uses.

Construction

In general, the County restricts development of the land uses that are the subject of the New Sensitive Uses from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a New Sensitive Use within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that that would be no substantial alteration of drainage, and no net loss of habitat functions or values, including no onsite or offsite change in erosion or siltation. Implementation of the development standards required by the New Sensitive Uses portion of the Green Zones Program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements which would result in avoidance of substantial erosion or siltation during construction activities.

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to changes in the drainage pattern, including those related to erosion or siltation. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the Program Area would be 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 to surface water bodies in relation to increase downstream erosion. In addition, the County has prohibited development in FEMA 100-year flood hazard zones. As such, the proposed program would not develop infrastructure in a FEMA 100-year flood zone

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions would 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 due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan, and the County LID Ordinance which set an overall strategy of programs, project, and measures to reduce the adverse effects of flood hazards to people and property, and to protect rivers, streams, lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VIIIFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts on 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 result in substantial erosion or siltation on- or off-site. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.” The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Supermarket Accessory Recycling Collection Centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

Construction

In general, the County restricts development of the land uses that are the subject of the Recycling and Waste Management Revisions from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a land use that is subject of the Recycling and Waste Management Revisions within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that that would there would be no substantial alteration of drainage, and no net loss of habitat functions or values, including no onsite or offsite change in erosion or siltation. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems form erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. The avoidance of impacts would be further reduced through the implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements which would result in avoidance of substantial erosion or siltation during construction activities.

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to changes in the drainage pattern, including those related to erosion or siltation. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the

Program Area would be 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 to surface water bodies in relation to increase downstream erosion. In addition, the County has prohibited development in FEMA 100-year flood hazard zones. As such, the proposed program would not develop infrastructure in a FEMA 100-year flood zone.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts on 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 result in substantial erosion or siltation on- or off-site. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

Construction

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized or the intensity of land use, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that that would be no substantial alteration of drainage, and no net loss of habitat functions or values, including no onsite or offsite change in erosion or siltation. Implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements, which would result in avoidance of substantial erosion or siltation during construction activities.

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels, as part of the entitlement process for the underlying land use. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. 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 due to changes in the drainage pattern, including those related to erosion or siltation. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the proposed program area would be 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 to surface water bodies in relation to increase downstream erosion. In addition, the County has prohibited development in FEMA 100-year flood hazard zones. As such, the proposed program would not develop infrastructure in a FEMA 100-year flood zone.

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?

The proposed program would 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.

Construction

Where development is proposed within the FEMA 100-year flood hazard area or the County Capital Floodplain, the County requires a HEC-RAS analysis to demonstrate that the proposed development would 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 would be within the extent of the increased flood heights.¹¹² However, the County of Los Angeles 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 would be 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 proposed program would 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 would not alter existing drainage patterns of sites subject to the GZ program in floodplains.

During the implementation phase of the proposed 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 proposed program would be required to comply with County LID Ordinance, which would prevent substantial erosion and siltation.¹¹³ Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Further, the proposed program would expand the LID Ordinance requirements to include all parcels within the proposed program area. In addition, the proposed program would 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 with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the proposed program area, would reduce potential impacts to less than significant levels. Therefore, the implementation of the proposed program would 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.

Operation

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

¹¹² 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>

¹¹³ 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>

development standards of the proposed program would 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 would not be expected to alter existing drainage patterns of sites subject to the proposed program in floodplains. Where development is proposed within the FEMA 100-year flood hazard area and the County Capital Floodplain, the County 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. With implementation of required standards related to the operations and maintenance phase of the proposed program, there would be no substantial alteration of the existing drainage pattern of the site or area in floodplains in a manner that would result in flooding on- or off-site.

In addition, compliance with the County LID Ordinance and expansion of the County's LID Ordinance to encompass all parcels within the Green Zone Districts would result in a net benefit in relation to surface runoff. In addition to removal and replacement of impervious surfaces with pervious drought tolerant landscaping, where feasible, and thus, further reducing potential impacts. During operation and maintenance activities, the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. 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.

Element 1 – Green Zone Districts

The Green Zone Districts would 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to preserve existing drainages and the associated capacity to convey the estimated County Capital Flood event. In addition, increases in imperious surface within a parcel subject to the proposed program would be offset by BMPs, such as bioswales or retention basin, to ensure that there is no substation increase in stormwater runoff at the property line. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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. The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption of the proposed program.

Construction

Construction within the Federal 100-year flood hazard area or County Capital Flood floodplain is subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 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 or amount of surface runoff in a manner that would result in flooding on- or off-site. Improvements resulting from the proposed program would 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 proposed program area, would reduce the level of impact to less than significant with the incorporation of 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.¹¹⁴

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to 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 or amount of surface runoff in a manner that would result in flooding on- or off-site. Within the unincorporated area of the County, there are a total of 1,338 parcels located in the Los Angeles River watershed that would be subject to the Green Zone Districts. There are an additional 1,440 parcels located in the San Gabriel River watershed that would be subject to the Green Zone Districts. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Increased runoff from many individual properties would have the potential to result in impacts to surface water bodies which may increase the flooding off-site and downstream. Further, The Green Zone Districts require removal and replacement of impervious surfaces with pervious drought tolerant landscaping. Implementation of the development standards required by this proposed element would be subject to the County LID Ordinance, which would help prevent substantial flooding. The proposed program would expand the LID Ordinance requirements to include all parcels within the proposed program area.

Element 2 – Sensitive New Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site, because the County does not generally allow the affected uses within the Federal 100-year flood hazard area or County Capital Flood floodplain. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. ~~Construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the proposed program implements development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

¹¹⁴ 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>

Construction

In general, the County restricts development of the land uses that are the subject of the New Sensitive Uses from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a New Sensitive Use within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there would no substantial 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 or amount of surface runoff in a manner that would result in flooding on- or off-site. In addition, compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would require the incorporation of 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.¹¹⁵

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to changes in the drainage pattern, including those resulting from substantial 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 or amount of surface runoff in a manner that would result in flooding on- or off-site.

Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Increased runoff from many individual properties would have the potential to result in impacts to surface water bodies which may increase the flooding off-site and downstream. Further, Element 2 of the proposed program would placement of pervious drought tolerant landscaping and development in conformance with LID standards and specifications. Implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions would 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to preserve existing drainages and the associated capacity to convey the estimated County Capital Flood event. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems form erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and

¹¹⁵ 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>

lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ Compliance with the County LID Ordinance would reduce the level of impact to less than significant with the incorporation of 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.¹¹⁶ Therefore, Recycling and Waste Management Revisions would have the potential to 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts on 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 substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.” The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

Construction

In general, the County restricts development of the land uses that are the subject of the Recycling and Waste Management Revisions from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a land use that is subject of the Recycling and Waste Management Revisions within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan

¹¹⁶ 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>

that collectively would ensure that that would there would be no substantial alteration of drainage, and no net loss of habitat functions or values, including no onsite or offsite change in erosion or siltation. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems form erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset be BMPs, such as bioswales or retention basin, in to the project design. The avoidance of impacts would be further reduced through the implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements which would result in avoidance of substantial erosion or siltation during construction activities.

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to changes in the drainage pattern, including those related to on- or off-site flooding. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Increased runoff from many individual properties would have the potential to result in impacts to surface water bodies which may increase the flooding off-site and downstream. Further, Element 3 of the proposed program would conform to LID standards and specifications. Implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

Element 4 – Storage Enclosures for Recycling and Solid Waste

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

Construction

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that that would be no substantial alteration of drainage, and no net loss of habitat functions or values, including no onsite or offsite change in erosion or siltation.

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels, as part of the entitlement process for the underlying land use. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. 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 due to changes in the drainage pattern, including those related to erosion or siltation. In addition, implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

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?

The proposed program would 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.

Construction

Where development is proposed within the FEMA 100-year flood hazard area or the County Capital Floodplain, the County requires a HEC-RAS analysis to demonstrate that the proposed development would 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 avoid any substantial alteration of 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. 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 would be within the extent of the increased flood heights.¹¹⁷ However, the County of Los Angeles 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 would be 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 proposed program would 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 would not alter existing drainage patterns of sites subject to the proposed 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 would be the paving of permeable areas, as they would 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 would be temporary. The County's most recent MS4

¹¹⁷ 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>

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 proposed program would be subject to the County LID Ordinance to avoid potential impacts during construction.¹¹⁸ Compliance with the County LID Ordinance would 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 would avoid potential impacts related to stormwater runoff. The revisions would not substantially alter the existing conditions on individual properties. Therefore, the proposed program has the potential to result in no 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.

Operation

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 proposed program would 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 would not be expected to alter existing drainage patterns of sites subject to the GZ program in floodplains. Where development is proposed within the FEMA 100-year flood hazard area and the County Capital Floodplain, the County requires that development avoid any substantial alteration of 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.

Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the Green Zone Districts, would result in a net benefit in relation to surface runoff and stormwater drainage. Operation of the proposed program would result in no 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 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 during the implementation of the proposed program. Approximately 0.2 percent (293 parcels) of ~~134,564~~ 134,567 total parcels that would be subject to the proposed program are located with parcels that are owned by or include right-of-way for the LACFD. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.¹¹⁹ Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff.

Element 1 – Green Zone Districts

The Green Zone Districts would result in less than significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties have the potential to result in significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a zone change from M-2, to M-1. Similarly,

¹¹⁸ 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>

¹¹⁹ 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>

as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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. The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

Construction

Construction within the Federal 100-year flood hazard area or County Capital Flood floodplain is subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that 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. Improvements resulting from the proposed program would 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 proposed program area, would reduce the level of impact to less than significant with the incorporation of 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.¹²⁰

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that 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. Within the unincorporated area of the County, there are a total of 1,338 parcels located in the Los Angeles River watershed that would be subject to the Green Zone Districts. There are an additional 1,440 parcels located in the San Gabriel River watershed that would be subject to the Green Zone Districts. Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the Green Zone Districts would result in a net benefit in relation to surface runoff and stormwater drainage. Operation of the proposed program would result in no 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 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 during the implementation of the proposed project. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.¹²¹ Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff.

¹²⁰ 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>

¹²¹ 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>

Element 2 – Sensitive New Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, because the County does not generally allow the affected uses within the Federal 100-year flood hazard area or County Capital Flood floodplain. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. ~~Construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

Construction

In general, the County restricts development of the land uses that are the subject of the New Sensitive Uses from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a New Sensitive Use within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there would no substantial alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that 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. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Compliance with the County LID Ordinance would 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 would avoid potential impacts related to stormwater runoff. The revisions would not substantially alter the existing conditions on individual properties.

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to changes in the drainage pattern, including those resulting from substantial alteration of the course of a stream or river or through the addition of impervious surfaces in a manner that 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.

Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the proposed program would reduce potential impacts in relation to surface runoff and stormwater drainage. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID

Ordinance to avoid impacts related to operation and maintenance of the development.¹²² Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff. Therefore, the New Sensitive Uses would result in no impacts to impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to preserve existing drainages and the associated capacity to convey the estimated County Capital Flood event. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code." The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled

¹²² 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>

identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

Construction

In general, the County restricts development of the land uses that are the subject of the Recycling and Waste Management Revisions from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a land use that is subject of the Recycling and Waste Management Revisions within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan, in a manner which would not 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. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. The avoidance of impacts would be further reduced through the implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements which would result in avoidance of substantial erosion or siltation during construction activities.

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to changes in the drainage pattern, in a manner which would not 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. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Increased runoff from many individual properties would have the potential to result in impacts to surface water bodies which may increase the flooding off-site and downstream. Further, Element 3 of the proposed program would be development in conformance with LID standards and specifications. Implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

Element 4 – Storage Enclosures for Recycling and Solid Waste

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Any new development or expansion of existing development would be 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The revisions would not substantially alter the existing conditions, on individual properties, as they would be minor additions to existing supermarkets or industrial land uses. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts

of the development.¹²³ The cumulative quantity of new impervious surfaces is unknown. 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. The County's most recent MS4 Permits require that stormwater management provide a more comprehensive approach to address stormwater runoff which would reduce impacts related to storm water runoff. Compliance with the County LID Ordinance, MS4 Permit, and a SWPPP during operation would reduce the level of impacts. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions have the potential to result in no impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Construction

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there is no creation of stormwater runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of 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.¹²⁴

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels, as part of the entitlement process for the underlying land use. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. 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 due to changes in the drainage pattern, including those related to erosion or siltation. In addition, implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

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?**

The proposed program would 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

¹²³ County of Los Angeles. Low Impact Development Standards Manual. February 2014. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

¹²⁴ 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>

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.

Construction

Where development is proposed within the FEMA 100-year flood hazard area or the County Capital Floodplain, the County requires a HEC-RAS analysis to demonstrate that the proposed development would 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 avoid any substantial alteration of 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. 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 would be within the extent of the increased flood heights. However, the County of Los Angeles 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 would be 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 proposed program would 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 would not alter existing drainage patterns of sites subject to the GZ program in floodplains.

The construction phase of the proposed program would result in minor changes to existing pervious and impervious surfaces within the proposed program area, however, no alteration would 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 would be within the extent of the increased flood heights. Further, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance and expand LID Ordinance requirements to all parcels to avoid potential impacts in relation to construction activities.¹²⁵ Therefore, the proposed program would result in no 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.

Operation

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 proposed program would 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 would not be expected to alter existing drainage patterns of sites subject to the GZ program in floodplains. Where development is proposed within the FEMA 100-year flood hazard area and the County Capital Floodplain, the County requires that development avoid any substantial alteration of 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

¹²⁵ 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>

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.

Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the Green Zone Districts, would result in a net benefit in relation to surface runoff and stormwater drainage. Operation of the proposed program would result in no adverse effects 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, 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. Approximately 0.2 percent (293 parcels) of ~~134,564~~ 134,567 total parcels that would be subject to the proposed program are located with parcels that are owned by or include right-of-way for the LACFD. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.¹²⁶ Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff.

Element 1 – Green Zone Districts

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would not have the potential to result in significant impacts to hydrology and water quality in relation to impeding or redirecting flood flows. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ 45 of the ~~27~~ 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption of the proposed program.

Construction

Construction within the Federal 100-year flood hazard area or County Capital Flood floodplain is subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 the alteration of the course of a stream or river or through the addition of impervious surfaces, 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. Improvements resulting from the proposed program would 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 proposed program area, would reduce the level of impact

¹²⁶ 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>

to less than significant with the incorporation of 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.¹²⁷

Operations

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that 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. Within the unincorporated area of the County, there are a total of 1,338 parcels located in the Los Angeles River watershed that would be subject to the Green Zone Districts. There are an additional 1,440 parcels located in the San Gabriel River watershed that would be subject to the Green Zone Districts. Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the Green Zone Districts would result in a net benefit in relation to surface runoff and stormwater drainage. Operation of the proposed program would result in no 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 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 during the implementation of the proposed project. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.¹²⁸ Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff.

Element 2 – Sensitive New Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, because the County does not generally allow the affected uses within the Federal 100-year flood hazard area or County Capital Flood floodplain. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses, but do not have requirements for remediating the effects of incompatible, adjacent uses. The proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. ~~As discussed in Section III, Project Description, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

¹²⁷ 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>

¹²⁸ 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>

Construction

In general, the County restricts development of the land uses that are the subject of the New Sensitive Uses from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a New Sensitive Use within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there would no substantial alteration of the course of a stream or river or through the addition of impervious surfaces, 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. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Compliance with the County LID Ordinance would 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 would avoid potential impacts related to stormwater runoff. The revisions would not substantially alter the existing conditions on individual properties.

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to changes in the drainage pattern, 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.

Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the proposed program would reduce potential impacts in relation to surface runoff and stormwater drainage. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to avoid impacts related to operation and maintenance of the development.¹²⁹ Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff. Therefore, the New Sensitive Uses would result in no impacts to impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to hydrology and water quality in relation to creating or contributing runoff water, 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, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to preserve existing drainages and the associated capacity to convey the estimated County Capital Flood event. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems form erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset be BMPs, such as bioswales or

¹²⁹ 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>

retention basin, in to the project design. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to hydrology and water quality in relation to creating or contributing runoff water 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, due to the requirement for such alterations to comply with Sections 401 and 404 of the Federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.” The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

Construction

In general, the County restricts development of the land uses that are the subject of the Recycling and Waste Management Revisions from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a land use that is subject of the Recycling and Waste Management Revisions within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan, in a manner which would not create or contribute runoff water 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. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood

hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. The avoidance of impacts would be further reduced through the implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements which would result in avoidance of substantial erosion or siltation during construction activities.

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to changes in the drainage pattern, 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. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Increased runoff from many individual properties would have the potential to result in impacts to surface water bodies which may increase the flooding off-site and downstream. Further, Element 3 of the proposed program would be development in conformance with LID standards and specifications. Implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

Element 4 – Storage Enclosures for Recycling and Solid Waste

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts on hydrology and water quality in relation to impeding or redirecting flood flows. Any new development or expansion of existing development would be 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. These development measures would not differ substantially from existing conditions on individual properties, as they would be minor additions to existing supermarket or industrial land uses. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.¹³⁰ Implementation of the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.¹³¹ In addition, the proposed program would expand LID Ordinance and LID Standards Manual requirements to incorporate all parcels within the proposed program area. The County's most recent MS4 Permits require that stormwater management provide a more comprehensive approach to address stormwater runoff which would reduce impacts related to storm water runoff. Compliance with the County LID Ordinance, MS4 Permit, and a SWPPP during operation would reduce the level of impacts. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions have the potential to result in no impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Construction

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable

¹³⁰ 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>

¹³¹ 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>

land uses are authorized, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there is no creation of stormwater runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of 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.¹³²

Operation

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there is no creation of stormwater runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of 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.¹³³

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?

The proposed program would 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.

Element 1 – Green Zone Districts

The Green Zone Districts would 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, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties have the potential to result in significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code,

¹³² 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>

¹³³ 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>

as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

Construction

Construction within the Federal 100-year flood hazard area or County Capital Flood floodplain is subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 proposed program would 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 proposed program area, would reduce the level of impact to less than significant with the incorporation of 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.¹³⁴

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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. Within the unincorporated area of the County, there are a total of 1,338 parcels located in the Los Angeles River watershed that would be subject to the Green Zone Districts. There are an additional 1,440 parcels located in the San Gabriel River watershed that would be subject to the Green Zone Districts. Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the Green Zone Districts would result in a net benefit in relation to surface runoff and stormwater drainage. Operation of the proposed program would result in no 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 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 during the implementation of the proposed project. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.¹³⁵ Further, conformance with the County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff.

¹³⁴ 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>

¹³⁵ 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>

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hydrology and water quality in relation to in placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. ~~Construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established,~~ existing industrial, recycling or solid waste, or vehicle-related uses.

Construction

In general, the County restricts development of the land uses that are the subject of the New Sensitive Uses from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a New Sensitive Use within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that requires that development avoids placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Compliance with the County LID Ordinance would 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 would avoid potential impacts related to stormwater runoff. The revisions would not substantially alter the existing conditions on individual properties.

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 due to changes in the drainage pattern, 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.

Compliance with the County LID Ordinance, and expansion of the County's LID Ordinance to encompass all parcels within the proposed program would reduce potential impacts in relation to surface runoff and stormwater drainage. During operation, the implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to avoid impacts related to operation and maintenance of the development.¹³⁶ Further, conformance with the

¹³⁶ 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>

County's MS-4 permit requirements and proper installation and maintenance of applicable BMPs during operation would avoid potential impacts related to stormwater runoff.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to hydrology and water quality in relation to in placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The net effect of existing federal, state, and local statutes and regulations is to preserve existing drainages and the associated capacity to convey the estimated County Capital Flood event. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems and avoid placing structures in the Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to Hydrology and water quality in relation to in placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements, due to the requirement for such alterations to comply with Sections 401 and 404 of the federal Clean Water Act, Section 1600 of the State Fish and Game Code, the County Floodplain Management Plan and the County LID Ordinance which requires protection of drainages, including rivers, streams, lakes, and coastal waters. The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code." The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

Construction

In general, the County restricts development of the land uses that are the subject of the Recycling and Waste Management Revisions from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. In the limited instances where a private developer proposes to develop a land use that is subject of the Recycling and Waste Management Revisions within drainages that are regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan, 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. The net effect of existing federal, state, and local statutes and regulations is to require development within the 100-year flood hazard area or County Flood Capital Flood floodplain be designed to protect natural and manmade drainage systems from erosion or siltation, including the requirement for no net loss of habitat function or value, such that any alteration required pursuant to the proposed program would be offset by BMPs, such as bioswales or retention basin, in to the project design. The avoidance of impacts would be further reduced through the implementation of the development standards required by the proposed program would also be subject to the County LID Ordinance, in addition to required BMPs and compliance with SWPPP requirements which would result in avoidance of substantial erosion or siltation during construction activities.

Operation

Operation of any improvements required within the Federal 100-year flood hazard area or County Capital Flood floodplain would be subject to the County Floodplain Management Plan, which requires a HEC-RAS analysis that models the hydraulics of water flow through natural rivers and other channels. 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 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. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would help prevent substantial flooding. Additionally, the implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Increased runoff from many individual properties would have the potential to result in impacts to surface water bodies which may increase the flooding off-site and downstream. Further, Element 3 of the proposed program would be development in conformance with LID standards and specifications. Implementation of the development standards required by the proposed program would expand the County LID Ordinance to all parcels, which would avoid substantial flooding within the proposed program area.

Element 4 – Storage Enclosures for Recycling and Solid Waste

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to hydrology and water quality in relation to in placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. Any new development or expansion of existing development would be 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The revisions would not substantially alter the existing conditions, on individual properties, as they would be minor additions to existing supermarkets or industrial land uses. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development.¹³⁷ The cumulative quantity of new impervious surfaces is unknown. 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. The County's most recent MS4 Permits require that stormwater management provide a more comprehensive approach to address stormwater runoff which would

¹³⁷ County of Los Angeles. Low Impact Development Standards Manual. February 2014. Available at: <https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

reduce impacts related to storm water runoff. Compliance with the County LID Ordinance, MS4 Permit, and a SWPPP during operation would reduce the level of impacts.

Construction

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there is no creation of stormwater runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of 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.¹³⁸

Operation

In general, the County restricts development of the land uses that are the subject of the Storage Enclosures for Recycling and Solid Waste Revision from the Federal 100-year flood hazard area or County Capital Flood floodplain which includes the majority of drainages that are afforded protection pursuant to Sections 401 and 404 of the Federal Clean Water Act and Section 1600 of the State Fish and Game Code. The Storage Enclosures for Recycling and Solid Waste Revision is limited in scope to specifications for better enclosures for trash receptacles and does not change the total number of parcels where the applicable land uses are authorized, beyond that authorized in the County General Plan. In the limited instances where a private developer proposed to develop a land use that is within a drainage that is regulated by the U.S. Army Corps of Engineers, the three Regional Water Quality Control Boards, the California Department of Fish and Wildlife, and/or the County, such development would be required to comply with all applicable permitting requirements pursuant to Section 401 and 404 of the Federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the County Floodplain Management Plan that collectively would ensure that there is no creation of stormwater runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Compliance with the County LID Ordinance, and expansion of the LID Ordinance requirement to all parcels within the proposed program area, would reduce the level of impact to less than significant with the incorporation of 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.¹³⁹

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

The proposed program would 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) and would result in a net benefit in relation to consistency with the County's LID Ordinance. With the application of BMPs and compliance with the County LID Ordinance, impacts to the proposed program would result in less than significant impacts to hydrology and water quality in relation to conflicting with the County LID Ordinance.

¹³⁸ 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>

¹³⁹ 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>

Construction

There are 293 parcels (0.2 percent out of ~~134,564~~ 134,567 total parcels that would be subject to the Green Zones Program) that are owned by or include right-of-way for the LACFD. The potential for impacts to hydrology and water quality has been evaluated in relation to all program components that could result in a physical change to the environment during the construction phase of the proposed program. The implementation of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Further, implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance,¹⁴⁰ which would prevent substantial erosion or siltation. In addition, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the program area would be 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.

Construction and earth-moving activities from transportation projects and property development projects can be a major source of sediment loading in local waterways. There is potential for unprotected soil to erode as a result of stormwater runoff construction activity associated with the proposed program. Prior to commencement of construction activities, a project applicant must submit a SWPPP to the 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 proposed program would be required to implement BMPs appropriate to local conditions and to the proposed operations techniques that will reduce stormwater runoff.

Operation

Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development. Procedures from the County's LID Standards Manual would be followed to determine the difference in the proposed program's pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. Further, implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would prevent substantial erosion or siltation. In addition, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the Program Area would be 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. Individual projects under the proposed program would be required to implement BMPs appropriate to local conditions and to the proposed operations techniques that will reduce stormwater runoff.

Element 1 – Green Zone Districts

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to hydrology and water quality in relation to conflicting with the LID Ordinance. With the application of BMPs and compliance with the County LID Ordinance, impacts from the proposed program would result in less than significant impacts to hydrology and water quality in relation to conflicting with the County LID Ordinance. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ 15 of the ~~27~~ 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the

¹⁴⁰ County of Los Angeles. February 2014. Low Impact Development Standards Manual.
<https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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. The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

Construction

Individual projects under the proposed program would be required to implement BMPs appropriate to local conditions and to the proposed operations techniques that will reduce stormwater runoff. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in a net benefit to hydrology and water quality in relation to conflicting with the County LID Ordinance.

Operation

Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development. Procedures from the County's LID Standards Manual would be followed to determine the difference in the proposed program's pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. Further, implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance,¹⁴¹ which would prevent substantial erosion or siltation. In addition, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the Program Area would be 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. The Green Zone Districts would result in a net benefit to hydrology and water quality in relation to conflicting with the County LID Ordinance.

Element 2 – New Sensitive Uses

The New Sensitive Uses would result in a more stringent entitlement processes for sensitive uses, in close proximity to existing industrial uses, that would result in less than significant impacts to hydrology and water quality in relation to conflicting with the LID Ordinance. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. ~~As discussed in Section III, Project Description, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

¹⁴¹ 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>

Construction

Individual projects under the proposed program would be required to implement applicable 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, the proposed program would result in less than significant impact to hydrology and water quality in relation to conflicting with the County LID Ordinance. Therefore, the new development standards for New Sensitive Uses would result in a net benefit in relation to consistency with the County LID Ordinance.

Operation

Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development. Procedures from the County's LID Standards Manual would be followed to determine the difference in the proposed program's pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. Further, implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would prevent substantial erosion or siltation. In addition, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the program area would be 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. The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in a net benefit to hydrology and water quality in relation to conflicting with the County LID Ordinance. No impacts would occur, and no mitigation is required.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to hydrology and water with the application of BMPs and compliance with the County LID Ordinance, impacts to the proposed program would result in less than significant impact to hydrology and water quality in relation to conflicting with the County LID Ordinance. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Recycling and Waste Management Revisions would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~

The Supermarket Accessory Recycling Collection Centers revisions would have the potential to result in no impacts to hydrology and water quality in relation to conflicting with the County LID Ordinance. The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code." The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements

for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

Construction

The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the program area would be 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. Individual projects under the proposed program would be required to implement BMPs appropriate to local conditions and to the proposed operations techniques that will reduce stormwater runoff.

Operation

Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance to reduce the impacts of the development. Procedures from the County's LID Manual would be followed to determine the difference in pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. Further, implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would prevent substantial erosion or siltation. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the program area would be 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. The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in a net benefit to hydrology and water quality in relation to conflicting with the County LID Ordinance.

Element 4 – Storage Enclosures for Recycling and Solid Waste

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to hydrology and water quality in relation to conflicting with the County LID Ordinance. Individual projects under the proposed program would be required to implement BMPs appropriate to local conditions and to the proposed operations techniques that would reduce stormwater runoff during the construction and operation of the storage enclosures for recycling and solid waste receptacles. Any new development or expansion of existing development would be 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The County LID Ordinance has been adopted to reduce the impacts of development. Procedures from the County's LID Standards Manual would be followed to determine the difference in pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the program area would be 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. The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in a net benefit 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)?

The proposed program would 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.

Element 1 – Green Zone Districts

The proposed program would result in no impacts to hydrology and water quality in relation to use of onsite water treatment systems, as such systems are not addressed in the Green Zone Districts. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties that would result in no impact to hydrology and water quality in relation to the use of 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 courses). Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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. The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

Construction and Operation

The Green Zone Districts do not contain provisions for implementing new OWTS as a part of the development standards for industrial, recycling, and vehicle-related uses. Additionally, the Green Zone Districts are located in very urbanized areas of the County that are served by existing sewage pipelines and other utilities. As stated in Section IV.I, *Utilities*, 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.

Element 2 – New Sensitive Uses

The proposed program would result in no impacts to hydrology and water quality in relation to use of onsite water treatment systems, as such systems are not addressed in New Sensitive Uses. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located~~. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. ~~Construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the

proposed program implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

Construction and Operation

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses does not address the use of OWTS in areas of known geological limitations or in close proximity to surface water. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions in relation to OWTS. These measures reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as implementation of landscaping and planting trees, buffering, and open space, and they do not contain provisions for implementing new OWTS as a part of the development standards for new sensitive uses. These measures would be minimal additions to the design of proposed new sensitive use construction projects. Should OWTS or sewage utilities be necessary for the construction of an individual new sensitive use, the project's impacts would be evaluated on a project-by-project basis under CEQA and would not be a result of the development standards proposed under the Green Zones Program.

Element 3 – Recycling and Waste Management Revisions

The proposed program would result in no impacts to hydrology and water quality in relation to use of onsite water treatment systems, as such systems are not addressed in the Recycling and Waste Management Revisions. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Recycling and Waste Management Revisions would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~

The definitions of biosolids and solid waste in the proposed program include waste generated during the sewage or wastewater treatment process. As described in Section 22.140.690.740 (Organic Waste Facilities), which is included in the Recycling and Waste Management Revisions and outlines the land use regulations including permitted zones, types of permits, and development standards for Organic Waste Facilities, biosolids are an accepted material in these facilities. However, although waste generated from wastewater treatment systems would be accepted in facilities subject to the Recycling and Waste Management Revisions, this would not result in new OWTS. The proposed program does not contain provisions for new OWTS. Should any of the facilities subject to these revisions require the construction of a new OWTS, their impacts would be evaluated on a project-by-project basis under CEQA.

The Supermarket Accessory Recycling Collection Centers revisions would result in result in no impacts to hydrology and water quality regarding the use of OWTS in areas of known geological limitations or in close proximity to surface water, as they are not the subject of the revisions. The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code." The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as

all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built. These revisions only contain provisions for the implementation of Supermarket Accessory Recycling Collection Centers, and therefore would not include OWTS.

Construction and Operations

In the case of updated standards for recycling and solid waste uses, the implementation of these measures would not differ substantially from existing conditions in relation to OWTS. These measures reduce the incompatibility of recycling and solid waste uses with surrounding land uses through development standards such as implementation of landscaping and planting trees, buffering, and open space, and they do not contain provisions for implementing new OWTS. Should OWTS or sewage utilities be necessary for the construction of an individual new recycling and or solid waste use, the project's impacts would be evaluated on a project-by-project basis under CEQA, and would not be a result of the development standards proposed under the Green Zones Program.

Element 4 – Storage Enclosures for Recycling and Solid Waste

The proposed program would result in no impacts to hydrology and water quality in relation to use of onsite water treatment systems, as such systems are not addressed in the Storage Enclosures for Recycling and Solid Waste. Any new development or expansion of existing development would be 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. Additionally, the proposed program, would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

Construction and Operations

These revisions are limited to provisions for the construction of storage enclosures and storage areas for recycling and solid waste, and therefore would not include OWTS.

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

The proposed program would 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.

Element 1 – Green Zone Districts

The Green Zone Districts would 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts,

and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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. The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

Construction and Operation

The existing land uses may contain pollutants typical of industrial land uses; however, the Green Zone Districts consist of minor additions to development standards that do not contain pollutants. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would not affect hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard.

Element 2 – Sensitive New Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. ~~As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would cause significant impacts to hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

Construction and Operation

The existing land uses may contain pollutants typical of industrial land uses; however, the New Sensitive Uses consist of minor additions to development standards that do not contain pollutants. These measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as implementation of landscaping and planting trees, buffering, and open space would not affect hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions would 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include

requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~

The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.” The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

Construction and Operation

The Recycling and Waste Management Revisions would not create a source of pollutants that would be released through inundation. Regarding Chapter 22.128, the existing land uses may contain pollutants typical of industrial or commercial land uses, however, this element of the proposed program refers to the minor additions that would help decrease contamination. These revisions would contain the litter, industrial waste, and other pollutants in storage areas and enclosures that would improve the site’s response to inundation. The Supermarket Accessory Recycling Collection Centers Revisions would not create a source of pollutants that would be released through inundation. Regarding Chapter 22.128, the existing land uses may contain pollutants typical of industrial or commercial land uses, however, this element of the proposed program refers to the minor additions that would help decrease contamination. These revisions would contain the litter, industrial waste, and other pollutants in storage areas and enclosures that would improve the site’s response to inundation.

Element 4 – Storage Enclosures for Recycling and Solid Waste

The Storage Enclosures for Recycling and Solid Waste would 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. Any new development or expansion of existing development would be 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

Regarding Chapter 22.140-660.710, the addition of a recycling collection center to an existing supermarket would not create a source of pollutants that would be released through inundation. Regarding Chapter 22.128, the existing land uses may contain pollutants typical of industrial or commercial land uses; however, this element of the proposed program refers to the minor additions that would help decrease contamination. These revisions would contain the litter, industrial waste, and other pollutants in storage areas and enclosures that would improve the site's response to inundation. Additionally, none of the parcels that would be subject to the Storage Enclosures for Recycling and Solid Waste Revisions fall in a flood hazard, tsunami, or seiche zone.

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

The proposed program would 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. The proposed program would comply with the requirements under the SGMA and objectives described in the applicable Basin Plans and Groundwater Sustainability Plans.^{142,143} According to the Basin Plan, the project would 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.

Element 1 – Green Zone Districts

The Green Zone Districts would 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. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 15~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an ~~SPR Ministerial Site Plan Review~~ or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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. The proposed program would require the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

¹⁴² 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/

¹⁴³ 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.>

Construction

The proposed program would be required to be developed consistent with required standards and compliance with regulatory requirements outlined in the applicable plans. A total of 104,106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area). However, of the total parcels only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). The proposed new development standards for Green Zone Districts would comply with the Los Angeles Basin Plan. These revisions would not unreasonably affect present and anticipated beneficial uses of water. The improvements required for the Green Zone would not require beyond that which can be accommodated by existing water allocations. Areas subject to the Green Zone are required to have drought tolerant landscaping and the improvements by the proposed program would not exceed water supply. The Green Zone Districts would not cause a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Operation

In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would cause a significant impact to hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant 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. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant 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.

Element 2 – Sensitive New Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. ~~As discussed in Section III, Project Description, construction activities for implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. The proposed new development standards for New Sensitive Uses would not unreasonably affect present and anticipated beneficial uses of water. Areas subject to the New Sensitive Uses are required to have drought tolerant landscaping, and the improvements by the proposed program would not exceed water supply.

Construction

The proposed program would be required to be developed consistent with required standards and compliance with regulatory requirements outlined in the applicable plans. A total of 104,106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area). However, of the total parcels only 8.3 percent (8,552 parcels) are within the proposed program

area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). The proposed new development standards for New Sensitive Uses would not unreasonably affect present and anticipated beneficial uses of water. Areas subject to the New Sensitive Uses are required to have drought tolerant landscaping, and the improvements by the proposed program would not exceed water supply.

Operation

Operations and maintenance would not require the development or use of groundwater resources beyond their current uses. The measures to reduce the incompatibility of new sensitive uses with existing industrial uses through development standards such as implementation of landscaping and planting trees, buffering, and open space, would not cause significant 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.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant 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. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~

The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.” The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built.

Construction

The proposed program would be required to be developed consistent with required standards and compliance with regulatory requirements outlined in the applicable plans. A total of 104,106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area). However, of the total parcels, only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). These revisions would not unreasonably affect present and anticipated beneficial uses of water. The landscaping buffers would be required to have drought tolerant landscaping and the improvements by the proposed program would not exceed water supply.

Operation

Operation and maintenance would not require the development or use of groundwater resources beyond their current uses. Therefore, the Recycling and Waste Management Revisions including Supermarket Accessory Recycling Collection Centers would not affect hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan.

Element 4 – Storage Enclosures for Recycling and Solid Waste

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant 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. Any new development or expansion of existing development would be 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

Construction

The proposed program would be required to be developed consistent with required standards and compliance with regulatory requirements outlined in the applicable plans. A total of 104,106 parcels are located within SGMA Priority Areas (over 90 percent of the proposed program area). However, of the total parcels only 8.3 percent (8,552 parcels) are within the proposed program area are within high to medium priority basin areas and subject to the SGMA GSP requirements, with the majority of parcels within the proposed program area are prioritized as very low priority basins (adjudicated basins). The Storage Enclosures for Recycling and Solid Waste Revisions would comply with the Basin Plan. These revisions would not unreasonably affect present and anticipated beneficial uses of water. The landscaping buffers would be required to have drought tolerant landscaping, and the improvements by the proposed program would not exceed water supply.

Operation

Operations and maintenance would not require the development or use of groundwater resources beyond their current uses. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would not affect hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan.

5. CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or

- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method no. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, the PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, the PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger County region surrounding it.

A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses subject to the Green Zones Program. This equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a maximum reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

Assuming the case study project modeled in the HIA (Appendix D to the Draft PEIR) that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits × 1.39 acres).¹⁴⁴ This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is ~~134,564~~ 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of ~~many various uses. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs, including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (ARAs)~~ (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to violating any water quality standards or waste discharge requirements or otherwise substantially degrading surface or groundwater quality. The geographic scope for cumulative impacts related to water quality standards and waste discharge requirements includes the Los Angeles, Lahontan, and Central Valley watersheds. Implementation of cumulative

¹⁴⁴ Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

development would be required to comply with all pertinent regulations, such as the MS-4 Permit, County SWPPP Requirements for Construction Activities, and the County LID Standards Manual. In order to comply with these regulations, the implementation of BMPs would be required to decrease potential pollutant loadings in stormwater runoff and reduce runoff quantities. Compliance with these water quality regulations by cumulative projects would minimize pollutants being transported to downstream receiving waters, and these cumulative projects would not violate water quality standards or waste discharge requirements. Because development under the proposed program would also be required to comply with water quality regulations, and the proposed program would implement the County's SWPPP Requirements for Construction Activities, and the County LID Standards Manual at all sites within the proposed program area, pollutants transported offsite into downstream receiving waters would be minimized. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to violating any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

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?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts 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. As cumulative development growth occurs within groundwater basins within the proposed program area including the San Fernando Valley Groundwater Basin, Main San Gabriel Valley Groundwater Basin, Raymond Groundwater Basin, Santa Clarita River Valley East Groundwater Basin, Antelope Valley Groundwater Basin, Middle Mojave River Valley Groundwater Basin, El Mirage Valley Groundwater Basin and Cuddy Canyon Valley Groundwater Basin, the water purveyors that will serve the future development will use groundwater as well as other water supplies to meet the future demand. However, each water purveyor that has rights to groundwater within these Basin are limited based on the adjudication that established the pumping rights for each purveyor. Because groundwater withdrawals from the basins may be limited based on the adjudication, compliance with set pumping rights would eliminate the potential for the water agencies, that will serve cumulative development growth, to substantially impact the groundwater aquifer. Therefore, the implementation of cumulative development would result in less than significant impacts on the San Fernando Valley Groundwater Basin, Main San Gabriel Valley Groundwater Basin, Raymond Groundwater Basin, Santa Clarita River Valley East Groundwater Basin, Antelope Valley Groundwater Basin, Middle Mojave River Valley Groundwater Basin, El Mirage Valley Groundwater Basin and Cuddy Canyon Valley Groundwater Basin from groundwater use. As stated previously, a majority of groundwater basins within the County are designated as low to very low priority basins and are located in adjudicated basin areas. Furthermore, the proposed program would be developed in compliance with the 2019 CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures. In addition, all parcels within the proposed program area would be implemented consistent with the County's LID Standards Manual. The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts 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.

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?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts 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, resulting in substantial erosion or siltation on- or off-site. The geographic scope for cumulative impacts related to erosion and siltation includes areas that convey stormwater within the eight watersheds within the Los Angeles, Lahontan, and Central Valley hydrologic regions within the proposed program area. Cumulative development within these watersheds will increase erosion and sedimentation within the region. However, as cumulative development is constructed and operated, regulations such as NPDES requirements, County County's SWPPP Requirements for Construction Activities, and County LID Standards Manual requirements are required to be implemented. With the implementation of these regulations, cumulative development would result in less than cumulatively significant erosion and siltation impacts during construction and operational activities. Because the proposed program is required to implement NPDES requirements, the County Stormwater Pollution Control Requirements for Construction Activities and the requirements within County LID Standards Manual, potential erosion and siltation impacts would be reduced. Therefore, the Green Zones Program

would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts 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, resulting in substantial erosion or siltation on- or off-site.

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?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts 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, resulting in a substantial increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite. The geographic scope for cumulative impacts related stormwater drainage capacity and polluted runoff includes the drain facilities that are located downstream of sites within the proposed program area. As cumulative development is implemented, compliance with the LID Ordinance requirements for percolation and on-site detention will be required. Compliance with these requirements will reduce the need for downstream drainage facility improvements. In addition, cumulative development would be required to comply with NPDES requirements, County's SWPPP Requirements for Construction Activities, and the requirements of the County LID Standards Manual to reduce polluted runoff from cumulative development sites. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts 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, resulting in a substantial increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite.

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?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts 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, resulting in creation or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The geographic scope for cumulative impacts related to stormwater drainage capacity and polluted runoff includes the drain facilities that are located downstream of sites within the proposed program area. As cumulative development is implemented, compliance with the LID Ordinance requirements for percolation and on-site detention will be required. Compliance with these requirements will reduce the need for downstream drainage facility improvements. In addition, cumulative development would be required to comply with NPDES requirements, County's SWPPP Requirements for Construction Activities, and the requirements of the County LID Standards Manual to reduce polluted runoff from cumulative development sites. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts 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, resulting in creation or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted 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?**

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts 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, 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. The geographic scope for cumulative impacts related to 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 includes the flood hazards zones located within the proposed program area and the 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 would be within the extent of the increased flood heights. The proposed program contains parcels that are located within a designated flood zone. However, the proposed program standards and development does not include occupied structures or placement of 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. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts 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, 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.

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?**

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to placement of structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. The geographic scope for cumulative impacts related to placement of structures in Federal 100-year flood hazard or County Capital Flood floodplain includes the flood hazards zones located within the proposed program area and the 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 would be within the extent of the increased flood heights. The proposed program contains parcels that are located within a designated flood zone. However, the proposed program standards and development do not include occupied structures or placement of structures that would require additional flood proofing and flood insurance requirements. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to placement of structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to conflicting with the Los Angeles County LID Ordinance (L.A. County Code, Title 12, Ch. 12.84). Implementation of the development standards required by the proposed program would be subject to the County LID Ordinance, which would prevent substantial erosion or siltation. In addition, the proposed program would expand the LID Ordinance requirements from parcels of 1 acre or more to all parcels within the proposed program area. The cumulative quantity of new impervious surfaces from individual properties would be reduced as all parcels within the program area and would be 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. Individual projects under the proposed program, in addition to related projects within the County, would

be required to implement BMPs appropriate to local conditions and to the proposed operations techniques that will reduce stormwater runoff. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to conflicting with the Los Angeles County LID Ordinance (L.A. County Code, Title 12, Ch. 12.84).

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)?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to use of OWTS in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water. Implementation of cumulative development would be required to comply with all pertinent regulations, such as the MS-4 Permit, County SWPPP Requirements for Construction Activities, and the County LID Standards Manual. In order to comply with these regulations, the implementation of BMPs would be required to decrease potential pollutant loadings in stormwater runoff and reduce runoff quantities. Compliance with these water quality regulations by cumulative projects would minimize pollutants being transported to downstream receiving waters, and these cumulative projects would not violate water quality standards or waste discharge requirements. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to use of OWTS in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to risking release of pollutants due to project inundation in hazard, tsunami, or seiche zones. The geographic scope for cumulative impacts related to the risk of release of pollutants due to project inundation includes projects sites located in a flood hazard zone within the Proposed Project Area. The proposed program would not create a source of pollutants that would be released through inundation. While the proposed program contains flood zone hazard areas and would involve existing land uses that may contain pollutants typical of industrial or commercial land uses, the proposed program involves the modification of existing sites, and proposed ordinance revisions, development standards, and several more stringent requirements that would help decrease contamination in the Program Area overall. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to risking release of pollutants due to project inundation in hazard, tsunami, or seiche zones.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. Implementation of cumulative development would be required to comply with all pertinent regulations, such as the MS-4 Permit, County SWPPP Requirements for Construction Activities, and the County LID Standards Manual. In order to comply with these regulations, the implementation of BMPs would be required to decrease potential pollutant loadings in stormwater runoff and reduce runoff quantities. In addition, development under the proposed program would be required to comply with water quality regulations, applicable basin plans, and sustainable groundwater plans. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan.

6. MITIGATION MEASURES

The proposed program would result in less than significant impacts to hydrology and water quality. Therefore, no mitigation measures are required.

7. LEVEL OF SIGNIFICANCE AFTER MITIGATION

The consideration of mitigation measures is not required, and impacts would be less than significant.

IV. ENVIRONMENTAL IMPACT ANALYSIS

F. LAND USE AND PLANNING

1. INTRODUCTION

This analysis is undertaken to determine if the Green Zones Program (proposed program) may have a significant impact to land use and planning in accordance with California Environmental Quality Act (CEQA) Guidelines.¹ The goal of the analysis is to identify the potential for significant impacts and assess the feasibility of mitigation measures to avoid or minimize significant impacts related to land use and planning to a less than significant level. This analysis has been prepared as an information disclosure document for the public, stakeholders, and other agencies, as well as to support the County of Los Angeles (County), in their capacity as the Lead Agency pursuant to CEQA. During the public scoping period for the Initial Study (Appendix B to the Program Environmental Impact Report [PEIR]), the County received two comments from a public group with concerns related to land use and planning. The comments recommended additions to the proposed program that would impose requirements on bordering jurisdictions, such as applying measures proposed under the Green Zone Districts to adjacent jurisdictions, as well as a zoning buffer between sensitive land uses in the Green Zone Districts and industrial land uses in other jurisdictions. Given that the proposed program is a County ordinance that amends the County's municipal code and general plan, the Green Zones Program does not have the authority to impose regulations on the bordering jurisdictions. As identified through the scoping process, the County has the sole discretionary land use with respect the proposed program and will use this PEIR to inform their decision-making process regarding the approval of the proposed Green Zones Program. The scope of the analysis considers the potential for the project to physically divide an established community or to cause significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The analysis of land use and planning was evaluated with regard to the Land Use Element and the Conservation & Natural Resources Element of the Los Angeles County General Plan 2035 (County General Plan),² the County Municipal Zoning Code (Title 22),³ the Land Use Element of the 2015 Antelope Valley Area Plan; Town and Country,⁴ and the Land Use Element of the 2012 Santa Clarita Valley Area Plan; One Valley One Vision.⁵; Altadena Community Plan;⁶ East Los Angeles Community Plan;⁷ Florence-Firestone Community Plan;⁸ Hacienda Heights Community Plan;⁹ Marina Del Rey Land Use Plan and Local Coastal Program;¹⁰ Rowland Heights Community Plan;¹¹ Santa Monica Mountains Coastal Zone;¹²

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch6.pdf

³ Los Angeles County. Code of Ordinances, Title 22 – Planning and Zoning. https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO

⁴ Los Angeles County Department of Regional Planning. June 2015. Chapter 2: Land Use Element. In the Antelope Valley Area Plan – Town and Country. http://planning.lacounty.gov/assets/upl/project/tnc_draft-20150601.pdf

⁵ Los Angeles County Department of Regional Planning. 2012. Chapter 2: Land Use Element. In the Santa Clarita Valley Area Plan – One Valley One Vision. http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch-02-landuse.pdf

⁶ County of Los Angeles Department of Regional Planning. Altadena Community Plan. July 10, 1986. Available at: https://planning.lacounty.gov/view/altadena_community_plan

⁷ County of Los Angeles Department of Regional Planning. East Los Angeles Community Plan. June 23, 1988. Available at: https://planning.lacounty.gov/view/east_los_angeles_community_plan

⁸ County of Los Angeles Department of Regional Planning. Florence-Firestone Community Plan. September 3, 2019. Available at: <https://planning.lacounty.gov/ffcp>

⁹ County of Los Angeles Department of Regional Planning. Hacienda Heights Community Plan. May 24, 2011. Available at: https://planning.lacounty.gov/view/hacienda_heights_community_plan

¹⁰ County of Los Angeles Department of Regional Planning. Marina Del Rey Land Use Plan. Dec 31, 1969. Available at: https://planning.lacounty.gov/view/marina_del_rey_land_use_plan

¹¹ County of Los Angeles Department of Regional Planning. Rowland Heights Community Plan. Sep 01, 1981. Available at: https://planning.lacounty.gov/view/rowland_heights_community_plan

¹² County of Los Angeles Department of Regional Planning. October 10, 2014. Available at: Santa Monica Mountains Coastal Zone. Available at: <https://planning.lacounty.gov/coastal/smm>

Santa Monica Mountains North Area Plan;¹³ Twin Lakes Community Plan;¹⁴ Walnut Park Neighborhood Plan;¹⁵ and the West Athens-Westmont Community Plan.¹⁶ Finally, the potential for the proposed program to conflict with County Hillside Management Areas (HMAs) or Significant Ecological Areas (SEAs) was evaluated by reviewing the proposed program land use requirements to ensure consistency with the requirements for HMAs and SEAs. Additionally, building permit data from the County of Los Angeles were analyzed in order to evaluate the cumulative impact of the proposed program on industrial build-out by estimating the number of industrial parcels that would be developed through buildout of the County General Plan.

The proposed Green Zones Program would add new policies related to environmental justice to the Land Use Element of the General Plan, and the Green Zones Program is land use ordinance that would require a General Plan amendment given that Element 1 requires a zoning designation change for 27 ~~28~~ parcels and a land use designation change for 14 ~~15~~ of the 27 ~~28~~ parcels (see Section III, *Project Description*). This PEIR includes a list of commonly used abbreviations, acronyms, and working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

2. ENVIRONMENTAL SETTING

A. REGULATORY FRAMEWORK

(1) Federal

There are no federal policies and regulations that supersede state and local policies and regulations for land use, planning, and zoning within the proposed program area.

(2) State

California Aeronautics Act

The California Aeronautics Act requires the preparation of Airport Land Use Compatibility Plans (ALUCPs) which promote compatibility with airports and the land uses around them. ALUCPs are adopted for the purpose of protecting the safety of the people, property, and aircrafts and promoting the compatibility of the airports and communities. The County Airport Land Use Commission has produced its own comprehensive County-wide ALUCP for the 15 public airports in its jurisdiction (which is coterminous with Los Angeles County), apart from General William J. Fox Airfield, which follows its own ALUCP.¹⁷

California Coastal Act

The California Coastal Act of 1976 provides for the transfer of permitting authority, with certain limitations reserved for the State, to local governments through adoption and certification of Local Coastal Programs (LCP) by the Coastal Commission. An LCP is defined as “a local government’s land use plans, zoning ordinances, zoning district maps, and, within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of [the Coastal Act] at the local level” (Public Resources Code [PRC] Section 30108.6). The Land Use Plan is defined as “the relevant portion of a local government’s general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions” (PRC Section 30108.5). In accordance with the California Coastal Act, all development within the coastal zone must first obtain a Coastal Development Permit (CDP).

¹³ County of Los Angeles Department of Regional Planning. October 2000. Available at: Santa Monica Mountains North Area Plan. Available at: <https://planning.lacounty.gov/smmnap>

¹⁴ County of Los Angeles Department of Regional Planning. Twin Lakes Community Plan. May 9, 1991. Available at: https://planning.lacounty.gov/view/twin_lakes_community_plan

¹⁵ County of Los Angeles Department of Regional Planning. Walnut Park Neighborhood Plan. Sep 24, 1987. Available at: https://planning.lacounty.gov/view/walnut_park_neighborhood_plan

¹⁶ County of Los Angeles Department of Regional Planning. West Athens-Westmont Community Plan. Mar 15, 1989. Available at: https://planning.lacounty.gov/view/west_athens_westmont_community_plan

¹⁷ County of Los Angeles. 2014. Environmental Analysis – Land Use and Planning. In the Los Angeles County General Plan Update Draft EIR. <http://planning.lacounty.gov/generalplan/eir>

California Global Warming Solutions Act

The California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32 and Senate Bill [SB] 535) requires by law that a sharp reduction in greenhouse gas emissions be taken by reducing them to 1990 levels by 2020. AB 32 recognizes that climate change is a threat to the well-being, public health, natural resources, and the environment of California.¹⁸ AB 32 is a cap-and-trade program and is one of several strategies that California uses to reduce greenhouse gas emissions that cause climate change. The funds must be used for programs that further reduce emissions of greenhouse gases. Under the 2012 SB 525 (de Leon), disadvantaged communities in California are specifically targeted for investment of proceeds from the State's cap-and-trade program, directing that 25 percent of the proceeds from the Greenhouse Gas Reduction Fund go to projects that provide a benefit to disadvantaged communities. These investments are aimed at improving public health, quality of life and economic opportunity in California's most burdened communities at the same time reducing pollution that causes climate change. The legislation gave CalEPA responsibility for identifying those communities and CalEPA released its list of disadvantaged communities for the purpose of SB 535 in April 2017 using CalEnviroScreen 3.0 results.¹⁹ The results included the communities of the unincorporated areas of Los Angeles County. The Green Zones Program is a step taken by the County to use land use planning to improve the health and quality of life of its residents while working towards the goals established by the California Global Warming Solutions Act through pollution reduction that causes climate change.

California Planning and Zoning Law

California Planning and Zoning Law requires the legislative body of each county to prepare and adopt a comprehensive, long term general plan for the physical development of the county (Gov. Code Section 65300-66499.58). Under Government Code Section 65302, each adopted General Plan must include a Land Use Element. The Land Use Element designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, education, public buildings and grounds, and other categories of public and private uses of land. Government Code section 65300.5 requires a General Plan to be "integrated and internally consistent and compatible state of policies." Additionally, a General Plan must not only be internally consistent but vertically consistent with other land use and development approvals such as Specific Plans and the agency's zoning and development regulations.

Planning for Healthy Communities Act

The Planning for Healthy Communities Act (SB 1000) is a State environmental justice initiative taken to improve local planning efforts to reduce environmental and health impacts and ensure that communities consider environmental and pollution impacts on local residents.²⁰ SB 1000 requires cities and counties with disadvantaged communities to address certain health considerations within an Environmental Justice element or through related goals, policies, and objectives.²¹ This includes the communities of the unincorporated areas of the County which have been disproportionately impacted by pollution from industrial uses, particularly in communities where zoning and land use patterns resulted in incompatible land uses in close proximity to each other. Thus, the Green Zones Program has been developed both in alignment with SB 1000 by including relevant policies in the general plan and as a way to develop targeted land use policies and zoning standards that improve the health and quality of life for residents.

¹⁸ California Air Resources Board (CARB). September 28, 2018. AB 32 Global Warming Solutions Act of 2006. <https://ww2.arb.ca.gov/resources/fact-sheets/ab-32-global-warming-solutions-act-2006>

¹⁹ California Office of Environmental Health Hazard Assessment (OEHHA). June 2017. SB 535 Disadvantaged Communities. <https://oehha.ca.gov/calenviroscreen/sb535>

²⁰ Senator Connie M. Levya. 2016. Senator Levya Introduces 'Planning for Healthy Communities Act.' <https://sd20.senate.ca.gov/news/2016-02-10-senator-levya-introduces-planning-healthy-communities-act>

²¹ State Office of Planning and Research. 2017. Chapter 6: Healthy Communities. In the General Plan Guidelines. https://opr.ca.gov/docs/OPR_C6_final.pdf

(3) Regional

Southern California Association of Governments (SCAG) 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)

SCAG adopted *Connect SoCal*, the 2020-2045 RTP/SCS that provides a long-range visioning plan for the six-county SCAG region to balance future mobility and housing needs with economic, environmental, and public health goals, on September 3, 2020.²² *Connect SoCal* is a planning document for the region that allows project sponsors to qualify for federal funding and builds upon and expands transportation and land use strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. Specifically, the SCS is intended to help the region achieve state greenhouse gas emission reduction goals and federal Clean Air Act requirements, preserve open space areas, improve public health and roadway safety, support the region's vital goods movement industry, and utilize resources more efficiently. This plan is updated every four years to respond to updated land use and reflect changes in the transportation network. The SCS outlines a plan for integrating the transportation network and related strategies with an overall land use pattern that responds to projected growth, housing needs, changing demographics, and transportation demands. The SCS focuses the majority of new housing and job growth in high quality transit areas (HQTAs) and other opportunity areas in existing urbanized areas and suburban town centers and opportunity areas, resulting in an improved jobs-housing balance and more opportunity for infill, mixed-used, and/or transit-oriented development. This overall land use development pattern supports and complements the proposed transportation network that emphasizes system preservation, active transportation, and transportation demand management measures.

The plan explicitly lays out goals related to housing, transportation technologies, equity and resilience in order to adequately reflect the increasing importance of these topics in the region, and where possible the 10 goals have been developed to link to potential performance measures and targets:

1. Encourage regional economic prosperity and global competitiveness
2. Improve mobility, accessibility, reliability, and travel safety for people and goods
3. Enhance the preservation, security, and resilience of the regional transportation system
4. Increase person and goods movement and travel choices within the transportation system
5. Reduce greenhouse gas emissions and improve air quality
6. Support healthy and equitable communities
7. Adapt to a changing climate and support an integrated regional development pattern and transportation network
8. Leverage new transportation technologies and data-driven solutions that result in more efficient travel
9. Encourage development of diverse housing types in areas that are supported by multiple transportation options
10. Promote conservation of natural and agricultural lands and restoration of habitats

(4) Local

Los Angeles County Code of Ordinances – Title 22 Planning and Zoning

The County's Zoning Code (Title 22 – Planning and Zoning) regulates all land uses, buildings, structures, and land within the unincorporated area of Los Angeles County based on the designated zoning and land use category.²³ The Zoning Code regulates permitted uses, minimum required areas, maximum height limits, minimum required parking, building setbacks, maximum lot coverage, floor area ratio (FAR), and other standards that limit the type and intensity of use for a given zoning designation, as listed in Table III.E-1, *Planning and Permitting Requirements*. A particular land use within a designated zone may be allowed (permitted), allowed pursuant to the requirements of a Conditional Use Permit (CUP), allowed if a site plan has been reviewed and approved, or not allowed. Governmental and quasi-governmental agencies may be exempt from portions of Title 22 pursuant to provisions of the California Government Code. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses.

²² Southern California Association of Governments. Approved September 3, 2020. Adopted Final Connect SoCal. <https://www.connectsocial.org/Pages/Connect-SoCal-Final-Plan.aspx>

²³ County of Los Angeles. Accessed October 7, 2020. Los Angeles County, California – Code of Ordinances. Title 22 – Planning and Zoning. https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO_DIV1INPR_CH22.02TIPUCO_22.02.020PU

B. EXISTING CONDITIONS

County General Plan

County of Los Angeles Planning Areas/Communities

The County General Plan divides the County into 11 different planning areas which are guided by their own planning documents with goals and policies specific to the planning area (Figure III.E-1, *Los Angeles County Planning Areas*). These 11 planning areas include area plans, community plans, and local coastal plans where applicable. The County General Plan is the foundational document for all community-based plans called “Area Plans” that serve the unincorporated planning areas, although the planning areas cover both incorporated cities and unincorporated areas of the County.

Antelope Valley Planning Area

The Antelope Valley Planning Area is located in the northern portion of Los Angeles County and is the largest Planning Area. It borders San Bernardino County to the east, Ventura County to the west, and Kern County to the north. The northern portion of the planning area is dominated by the Antelope Valley, but it also contains the Sierra Pelona Mountains and the southern end of the Tehachapi Mountains. The southern portion of the Planning Area consists of the San Gabriel Mountains, which is largely within the Angeles National Forest. The unincorporated portion of the Planning Area covers 1,800 square miles, or 44 percent of the County. The cities in the Planning Area are the City of Lancaster and City of Palmdale. The Planning Area is predominately rural and either undeveloped or occupied by government uses (such as National Forests). A smaller portion of land in this area is occupied by single-family uses, military facilities, farmland, and regional parks. The remaining land uses each occupy less than one percent each of total land area. They include multi-family residential, commercial, office, industrial, golf courses, schools, and miscellaneous uses.

None of the unincorporated areas in the Antelope Valley Planning Area would be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the Antelope Valley Planning Area.

Coastal Islands Planning Area

This Planning Area includes San Clemente Island and Santa Catalina Island. San Clemente Island is owned and operated by the U.S. Navy, and the Navy regulates all land use activities on the island. However, the island is almost entirely undeveloped. Santa Catalina Island is the only significantly inhabited island near the California coast. Outside of the City of Avalon, the island is largely undeveloped. A notable exception is the community of Two Harbors, which contains minor recreational and residential land uses.

None of the unincorporated areas in the Coastal Islands Planning Area would be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the Coastal Islands Planning Area.

East San Gabriel Valley Planning Area

This Planning Area includes the eastern San Gabriel Valley, along with adjacent areas to the south in the Puente Hills and to the north at the southern edge of the San Gabriel Mountains. It borders San Bernardino County to the east and Orange County to the south. Most of the Planning Area consists of cities; however, it also includes large communities called “unincorporated islands.” Unincorporated areas contain a wide range of urban land uses, including dense, populous communities, suburban communities dominated by single-family residential uses, multifamily, commercial, industrial, institutional, and landfill uses. Unincorporated areas in the northern portion of the Planning Area are generally located adjacent to the San Gabriel Mountains in the Angeles National Forest and are primarily undeveloped. The Eastern San Gabriel Valley Planning Area includes the following unincorporated areas:

- Avocado Heights
- Charter Oak
- Citrus/Covina Islands
- East Azusa Islands
- East Irwindale
- East San Dimas
- Glendora Islands
- Hacienda Heights
- North Claremont
- Northeast La Verne
- Northeast San Dimas Islands
- North Pomona
- Rowland Heights
- Diamond Bar
- South San Jose Hills
- South Walnut
- Valinda
- Walnut Islands
- West Claremont
- West Puente Valley
- West San Dimas

The Avocado Heights unincorporated area in the East San Gabriel Valley Planning Area would be affected by Element 1, Green Zone Districts, of the proposed program. The three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the East San Gabriel Valley Planning Area.

Gateway Planning Area

This Planning Area is located in the southeastern portion of the County and is almost entirely located within the Los Angeles Basin. The eastern border of the Planning Area is adjacent to Orange County. The region is almost entirely built out and has a large percentage of industrial land compared to other areas of Los Angeles County. The Gateway Planning Area includes the following unincorporated areas:

- Bandini Islands
- Cerritos Islands
- La Habra Heights Islands
- Long Beach Island
- Lynwood Island
- Rancho Dominguez
- South Whittier-Sunshine Acres
- West Whittier-Los Nietos

The West Whittier-Los Nietos unincorporated area in the Gateway Planning Area would be affected by Element 1, Green Zone Districts, of the proposed program. The other unincorporated areas would be affected by the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions.

Metro Planning Area

The Metro Planning Area is located in the geographic center of the County. It contains Downtown Los Angeles, industrial areas, and many of the City of Los Angeles' most densely populated neighborhoods. Like the Gateway Planning Area, it is almost entirely built out. Most of the Planning Area is occupied by the City of Los Angeles. Unincorporated areas of the Metro Planning Area are dense urban areas. The Florence-Firestone and Walnut Park communities are predominantly single-family and multifamily residential land uses separated by major arterial street corridors that contain commercial and/or industrial uses. The West Rancho Dominguez-Victoria community consists mainly of industrial uses with single-family residential uses in the north, commercial uses at major intersections, and scattered multifamily residential and public uses. Willowbrook is largely residential, with a mixture of single-family and multifamily residential uses with commercial and industrial. The West Athens-Westmont community primarily consists of residential uses. The Metro Planning Area includes the following unincorporated areas:

- East Los Angeles
- East Rancho Dominguez
- Florence-Firestone
- Walnut Park
- West Athens-Westmont
- West Rancho Dominguez-Victoria
- Willowbrook

All of the unincorporated areas in the Metro Planning Area would be affected by Element 1, Green Zone Districts, of the proposed program as well as the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions.

San Fernando Valley Planning Area

The San Fernando Valley Planning Area is south of the Santa Clarita Valley, north the Santa Monica Mountains, and west of the San Gabriel Mountains. The Ventura County line is the western border of the Planning Area. Most of the Planning Area consists of the following cities: the City of Burbank, City of Glendale, City of La Cañada Flintridge, City of Los Angeles, and City of San Fernando. Only a small portion of the planning area is unincorporated. These are areas located at the periphery of the San Fernando Valley Planning Area. These communities are primarily low-density, single-family residential communities including as rural residential uses and undeveloped open space, with the exception of the Universal Studios Specific Plan area. This Planning Area includes the following unincorporated areas:

- Kagel Canyon
- La Crescenta-Montrose
- Lopez Canyon
- Oat Mountain
- Sylmar Island
- Twin Lakes
- University City
- West Chatsworth
- West Hills

None of the unincorporated areas in the San Fernando Planning Area would be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the San Fernando Planning Area.

Santa Clarita Valley Planning Area

The Santa Clarita Valley Planning Area is the second largest geographic planning area after the Antelope Valley Planning Area. It includes the City of Santa Clarita, the residential communities at the city's periphery, and mountainous areas surrounding the

valley. Although most of the unincorporated area in the Planning Area consists of vacant mountainous areas, unincorporated areas near the City of Santa Clarita include a wide variety of land uses. The wide valleys east of the City of Santa Clarita include the communities such as Agua Dulce. These areas consist primarily of single-family residential and farming uses. However, parcels used for industrial and utility uses are scattered throughout these areas. Areas directly north and west of the City of Santa Clarita feature a range of urbanized land uses, including single-family uses, major commercial retail centers along I-5 (including Six Flags Magic Mountain), utilities, and a large concentration of industrial uses west of I-5 and north of SR-126. Rural canyon neighborhoods such as Val Verde are primarily single-family uses surrounded by mountainous undeveloped land.

The Santa Clarita Planning Area would not be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas the Santa Clarita Valley Planning Area.

Santa Monica Mountains Planning Area

The Santa Monica Mountains Planning Area covers the Santa Monica Mountains, the Pacific coastline to the south, and the Conejo Valley to the north. To the north and west, the planning area borders Ventura County. To the east, it borders the San Fernando Valley and Westside Planning Areas. The Conejo Valley and adjacent areas are mostly cities, including the City of Agoura Hills, City of Calabasas, City of Hidden Hills, and City of Westlake Village. The coastal portion of the Planning Area is largely within the City of Malibu. However, the majority of the Planning Area is unincorporated. Most land in the unincorporated areas of the Santa Monica Mountains Planning Area is undeveloped, including land preserved as the Santa Monica Mountains National Recreation Area and areas within Leo Carrillo, Malibu Creek, Point Mugu, and Topanga State Parks. Existing land uses also include scattered single-family residential and small-scale agricultural uses. These land uses are not heavily concentrated; rather, they are widely distributed and generally located in the small canyons and valleys that punctuate the mountains that cover most of the Planning Area.

The Santa Monica Mountains Planning Area would not be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program: New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the Santa Monica Mountains Planning Area.

South Bay Planning Area

The South Bay Planning Area covers the southwestern portion of the Los Angeles Basin, the Palos Verdes Peninsula, and the Port of Los Angeles. The Planning Area consists mostly of cities (City of El Segundo, City of Gardena, City of Hermosa Beach, City of Inglewood, City of Lawndale, City of Lomita, City of Manhattan Beach, City of Palos Verdes Estates, City of Rancho Palos Verdes, City of Redondo Beach, City Rolling Hills, City of Rolling Hills Estates, and City of Torrance). The Planning Area also includes the San Pedro and Wilmington neighborhoods of the City of Los Angeles. In the northern portion of the Planning Area, the unincorporated areas are generally built out and dominated by residential uses, except for industrial uses adjacent to LAX and commercial uses. In the middle portion of the Planning Area, Alondra Park has three distinct land use patterns; multifamily apartment complexes, single-family residential uses, and recreational uses. The southern portion of the Planning Area has the largest unincorporated area in the South Bay Planning Area with a wide range of land uses, including single-family, multifamily, commercial, and industrial uses. The South Bay Planning Area includes the following unincorporated areas:

- Alondra Park
- Del Aire
- Hawthorne Island
- La Rambla
- Lennox
- West Carson
- Westfield

The South Bay Planning Area would ~~not~~ be affected by all four elements of the Green Zones Program including Element 1, Green Zone Districts, ~~of the proposed program. However, the three remaining elements of the proposed program,~~ New

Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions. ~~, would affect all unincorporated areas in the South Bay Planning Area.~~

West San Gabriel Valley Planning Area

The West San Gabriel Valley Planning Area covers the western San Gabriel Valley. The Metro and San Fernando Valley Planning Areas are to the west and the East San Gabriel Valley Planning Area is located to the east. Like the latter, it is almost entirely built out and mostly comprised of cities. The Planning Area features four large concentrations of unincorporated parcels. The unincorporated areas in this Planning Area are predominantly single-family residential neighborhoods with vacant and open space portions, commercial concentrations, multifamily residential, commercial, and public uses. The West San Gabriel Valley Planning Area includes the following unincorporated areas:

- Altadena
- East Pasadena-East San Gabriel
- Kinneloa Mesa
- South Monrovia Islands
- South San Gabriel-San Pasqual
- Whittier Narrows

The West San Gabriel Valley Planning Area would not be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program, New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the West San Gabriel Valley Planning Area.

Westside Planning Area

The Westside Planning Area is located between Downtown Los Angeles and the Pacific Coast. It is heavily urbanized and includes many of Los Angeles' densest neighborhoods. It also includes the following cities: City of Beverly Hills, City of Culver City, City of Santa Monica, and City of West Hollywood. The northern portion of the Planning Area consists of the eastern Santa Monica Mountains, which are almost entirely within the City of Los Angeles. The Westside Planning Area also includes Los Angeles International Airport (LAX). Although there are few unincorporated areas in the Westside Planning Area, they are widely dispersed and contain a diverse range of land uses. The Westside Planning Area includes the following unincorporated areas:

- Ballona Wetlands
- Franklin Canyon
- Gilmore Island
- Ladera Heights-Viewpark-Windsor Hills
- Marina Del Rey
- West Fox Hills
- West Los Angeles (Sawtelle Veteran's Administration Center)

The West Side Planning Area would not be affected by Element 1, Green Zone Districts, of the proposed program. However, the three remaining elements of the proposed program, New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste Revisions, would affect all unincorporated areas in the West Side Planning Area.

Land Use Element Goals and Policies

The Land Use Element of the County General Plan (Chapter 6) provides strategies and planning tools to facilitate and guide future development and revitalization efforts. In accordance with the California Government Code, the Land Use Element designates the proposed general distribution and general location and extent of uses. The Land Use Element establishes 11 Land

Use and Planning Goals that guide development and accommodate growth and change in the unincorporated territory of the County.²⁴ The following Land Use and Planning Goals are relevant to the proposed Green Zones Program:

- *Goal LU 1:* A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan's Goals, Policies and Guiding Principles.
- *Goal LU 2:* Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration.
- *Goal LU 3:* A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.
- *Goal LU 5:* Vibrant, livable, and healthy communities with a mix of land uses, services, and amenities.
- *Goal LU 6:* Protected rural communities characterized by living in a non-urban or agricultural environment at low densities without typical urban services.
- *Goal LU 7:* Compatible land uses that complement neighborhood character and the natural environment.
- *Goal LU 9:* Land use patterns and community infrastructure that promote health and wellness.
- *Goal LU 10:* Well-designed and healthy places that support a diversity of built environments.
- *Goal LU 11:* Development that utilize sustainable design techniques.

The seventh goal describes three policies relevant to the consideration of the proposed program:

- *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.

Antelope Valley Area Plan – Town and Country

The Antelope Valley Area Plan was adopted by the County Board of Supervisors on June 16, 2015, in conjunction with the County General Plan update. The Antelope Valley Area Plan updates and supersedes the 1986 Antelope Valley Areawide General Plan. It primarily describes the general type of development allowed and total number of homes per acre. The Acton, Antelope Valley Northeast, East San Gabriel Mountains, Lake Hughes/Gorman/West of Lancaster, Lake Los Angeles/Llano/Valyermo/Littlerock, and Lancaster Northeast subareas are completely within the Antelope Valley Plan.

The Antelope Valley Area Plan provides planning goals and policies for 1,200 square miles of elevated desert terrain bounded by the San Gabriel Mountains on the south, Kern County to the north, and extending from Gorman on the west to San Bernardino County on the east, which covers a large majority of the area under the proposed program as the largest Planning Area. Similar to the County General Plan, the Antelope Valley Area Plan has a Land Use Element which explains how development and preservation of land should occur in the Antelope Valley based on land use goals and policies and a land use policy map. The Land Use Element of the Antelope Valley Area Plan includes the following goals related to the Green Zones Program:

- *Goal LU 1:* A land use pattern that maintains and enhances the rural character of the unincorporated Antelope Valley.
- *Goal LU 2:* A land use pattern that protects environmental resources.
- *Goal LU 3:* A land use pattern that minimizes threats from hazards.
- *Goal LU 5:* A land use pattern that decreases greenhouse gas emissions.
- *Goal LU 6:* A land use pattern that makes the Antelope Valley a sustainable and resilient place to live.

²⁴ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf

Santa Clarita Valley Area Plan – One Valley One Vision

The Santa Clarita Valley Area Plan was adopted by the County Board of Supervisors in November 2012. It is a component of the County General Plan which provides goals, objectives, policies, and implementation actions that apply only to the unincorporated portions of the Santa Clarita Valley. Additionally, the Santa Clarita Valley Area Plan is a component of “One Valley One Vision,” a joint planning effort with the City of Santa Clarita. The One Valley One Vision planning effort encompassed the entire Santa Clarita Valley, generally bounded on the west by the Ventura County line, on the north by the Los Padres and Angeles National Forest areas, on the east by the Angeles National Forest, and on the south by the major ridgeline separating the Santa Clarita from the San Fernando Valley. It includes unincorporated areas, including the communities of Agua Dulce, Bouquet Canyon, Castaic, Fair Oaks Ranch, Hasley Canyon, Newhall Ranch, San Francisquito Canyon, Val Verde, Sunset Pointe, Southern Oaks, Stevenson Ranch, and Westridge. The entire planning area includes over 480 square miles, of which 432 square miles are in the County unincorporated area.

The Land Use Element guides and directs the physical development of the community through a Land Use Map and goals, policies, and programs designed to address the development issues facing the community through a variety of land use planning strategies, along with the type, intensity, quality, and location of future uses within the planning area. It is the long-term blueprint for development of property to meet the Santa Clarita Valley’s future needs for new housing, retail, office, industrial, parks, open space, and other uses. The Land Use Element of the Santa Clarita Valley Area Plan includes the following goals related to the Green Zones Program:

- *Goal LU 2 – Mixed Land Uses:* A mix of land uses to accommodate growth, supported by adequate resources and maintaining community assets.
- *Goal LU 3 – Healthy Neighborhoods:* Healthy and safe neighborhoods for all residents.
- *Goal LU 7 – Environmentally Responsible Development:* Environmentally responsible development through site planning, building design, waste reduction, and responsible stewardship of resources.
- *Goal LU 8 – Environmental Justice:* Equitable and convenient access to social, cultural, educational, civic, medical, and recreational facilities and opportunities for all residents.

Public Services and Facilities Element

In addition to the Land Use Element of the County’s General Plan, the Public Services and Facilities Element also contains goals and policies relevant to the proposed program:

Goal PS/F 5: Adequate disposal capacity and minimal waste and pollution

Topic Policy

Waste Management

Policy PS/F 5.1: Maintain an efficient, safe and responsive waste management system that reduces waste while protecting the health and safety of the public.

Policy PS/F 5.2: Ensure adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities.

Policy PS/F 5.3: Discourage incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide Integrated Waste Management Plan.

Waste Diversion

Policy PS/F 5.4: Encourage solid waste management facilities that utilize conversion and other alternative technologies and waste to energy facilities.

Policy PS/F 5.5: Reduce the County’s waste stream by minimizing waste generation and enhancing diversion.

Policy PS/F 5.6: Encourage the use and procurement of recyclable and biodegradable materials.

Policy PS/F 5.7: Encourage the recycling of construction and demolition debris generated by public and private projects.

Policy PS/F 5.8: Ensure adequate and regular waste and recycling collection services.

Policy PS/F 5.9: Encourage the availability of trash and recyclables containers in new developments, public streets, and large venues.

Coastal Zones

Coastal land use plans are components of local coastal programs and regulate land use and establish policies to guide development in the coastal zone. The County includes two local coastal programs: The Santa Monica Mountains Local Coastal Program, and the Marina Del Rey Coastal Program. Land use regulation and jurisdictional authority in these Local Coastal Programs involves many public entities. In the unincorporated areas, biological resource protection is implemented through the Malibu Land Use Plan and the Malibu Coastal Program District, and by both the County and the California Coastal Commission. There are 7,099 parcels in the unincorporated area of the County located with the Santa Monica Mountains Coastal Program, and 40 parcels located within the Marina Del Rey Coastal Program.

SEAs

Title 22, Section 22.56.215 of the County Municipal Code regulates development within SEAs. CUPs are required prior to granting a building permit or grading permit within an SEA and must be approved to allow development within SEAs, subject to review by the Significant Ecological Areas Technical Advisory Committee (SEATAC) and a public hearing. A map of SEAs within the areas affected by the Green Zones Program and a discussion of the proposed program's impacts on SEAs have been prepared (see Figure IV.B-2, *Significant Ecological Areas* and Section IV.B, *Biological Resources*.)

HMA Ordinance

The HMA Ordinance is a component of the County General Plan, and it was adopted by the County Board of Supervisors on October 6, 2015, "to ensure that development preserved and enhances the physical integrity and scenic value of Hillside Management Areas ('HMAs'), to provide open space, and to be compatible with and enhance community character."²⁵ The HMA Ordinance states that these goals are to be accomplished by (1) locating development outside of HMAs to the extent feasible; (2) locating development in the portions of HMAs with the fewest hillside constraints; and (3) using sensitive hillside design techniques tailored to the unique site characteristics. The HMA Ordinance defines HMAs as areas with 25 percent or greater natural slopes. The HMA Ordinance defines "development" as seven on-site or off-site activities:²⁶

1. Construction or expansion of any structure or impervious surface, such as hardscape;
2. Construction or expansion of any street, highway, or other access road;
3. Construction or expansion of any infrastructure, such as water and sewerage lines, drainage facilities, telephone lines, and electrical power transmission and distribution lines;
4. Grading, such as cut, fill, or combination thereof, including off-site grading;
5. Removal of any vegetation, including fuel modification;
6. A subdivision; or
7. A lot line adjustment

²⁵ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Hillside Management Area (HMA) Ordinance. <http://planning.lacounty.gov/hma>

²⁶ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Hillside Management Area (HMA) Ordinance. HOA.117.245.6. http://planning.lacounty.gov/assets/upl/project/hma_adopted-ordinance.pdf

A CUP is required for any development located wholly or partially in an HMA, except for 10 exemptions, including

1. Development on a single lot or parcel of land where grading in connection does not exceed 15,000 cubic yards of total cut plus total fill material
2. Activities undertaken as on-site or off-site mitigation for biota impacts from another development (such as restoration of natural habitat or planting of oak trees)
3. Development in one contiguous HMA in a rural land use designation and one-half acre or less
4. Development designed such that HMAs on the development site remain in a natural state or are restored to a natural state to the satisfaction of the Director, and are designated as Open Space – Restricted Use Areas on a recorded final map or parcel map waiver, or on a recorded covenant if not associated with a land division
5. Development to be undertaken by or for the County, or a special district, provided that such development complies with subsection G (prepare a written report documenting substantial compliance with the Hillside Design Guidelines)
6. Development where the project’s fuel modification affects slopes of 25 percent or greater to satisfy Los Angeles County Fire Department requirements. For this exemption to apply, there must be no accompanying grading activities, and only minimal disturbance to plant roots is allowed.
7. Any of the following activities required, requested, authorized, or performed by a government agency:
 - a. Vegetation removal or thinning
 - b. Operations and maintenance of flood, water supply, water conservation, and roadway infrastructure
 - c. Hazard management activities in response to an emergency or other public safety concerns including maintenance, preservation, or restoration of existing roadways or trails, bridges, soil erosion, or flood protection facilities involving adjacent slopes, drains, and appurtenant structures located near or within dedicated public right-of-way or associated easements

Section E, *Conditions of Approval*, of the HMA Ordinance establishes that at least 25 percent of the net area of the development site shall be provided as required open space. At least 51 percent of required natural open space shall be configured into one contiguous area. A street may be placed in the contiguous natural open space area if necessary, to ensure adequate circulation or access. Community gardens and golf courses are an allowable use for the required open space areas.

A map of HMAs within the areas affected by the Green Zones Program has been prepared (see Figure IV.F-1, *Slope*) and an additional discussion of the proposed program’s impacts on HMAs can be found in the analyses of Aesthetics and Geology & Soils prepared in the Initial Study (Appendix B, *Initial Study*, Sections 2.1 and 2.7).

Habitat Conservation Plans (HCPs)

There are three HCP areas within Los Angeles County: the Desert Renewable Energy Conservation Plan (DRECP) Natural Communities Conservation Plan (NCCP)/HCP, the Palos Verdes Peninsula NCCP/HCP, and the West Mojave HCP. But only the DRECP and the West Mojave HCP applies to the unincorporated Los Angeles County.

The DRECP NCCP/HCP covers approximately 22.5 million acres of federal and nonfederal lands in the California deserts and adjacent lands in Imperial, Inyo, Kern, Los Angeles, Riverside, San Bernardino, and San Diego counties. It is a collaboration between state (e.g., California Energy Commission, California Department of Fish and Wildlife [CDFW]) and federal (e.g., Bureau of Land Management [BLM], U.S. Fish and Wildlife Service [USFWS]) agencies, with input from local governments, environmental organizations, industry, and other interested parties to provide effective protection, conservation, and management of desert ecosystems, while allowing for appropriate development and timely permitting of renewable energy projects. The unincorporated Antelope Valley area of the County is within the plan area of this NCCP/HCP.

The West Mojave Plan is an interagency HCP that was prepared by the BLM in collaboration with federal and state agencies. The County is a participating agency for the HCP. In Los Angeles County, the HCP plan area is coterminous with that of the aforementioned Draft Desert Renewable Energy Conservation Plan and applies to the Antelope Valley.²⁷

²⁷ County of Los Angeles. 2014. Environmental Analysis – Land Use and Planning. In the Los Angeles County General Plan Update Draft EIR. <http://planning.lacounty.gov/generalplan/eir>

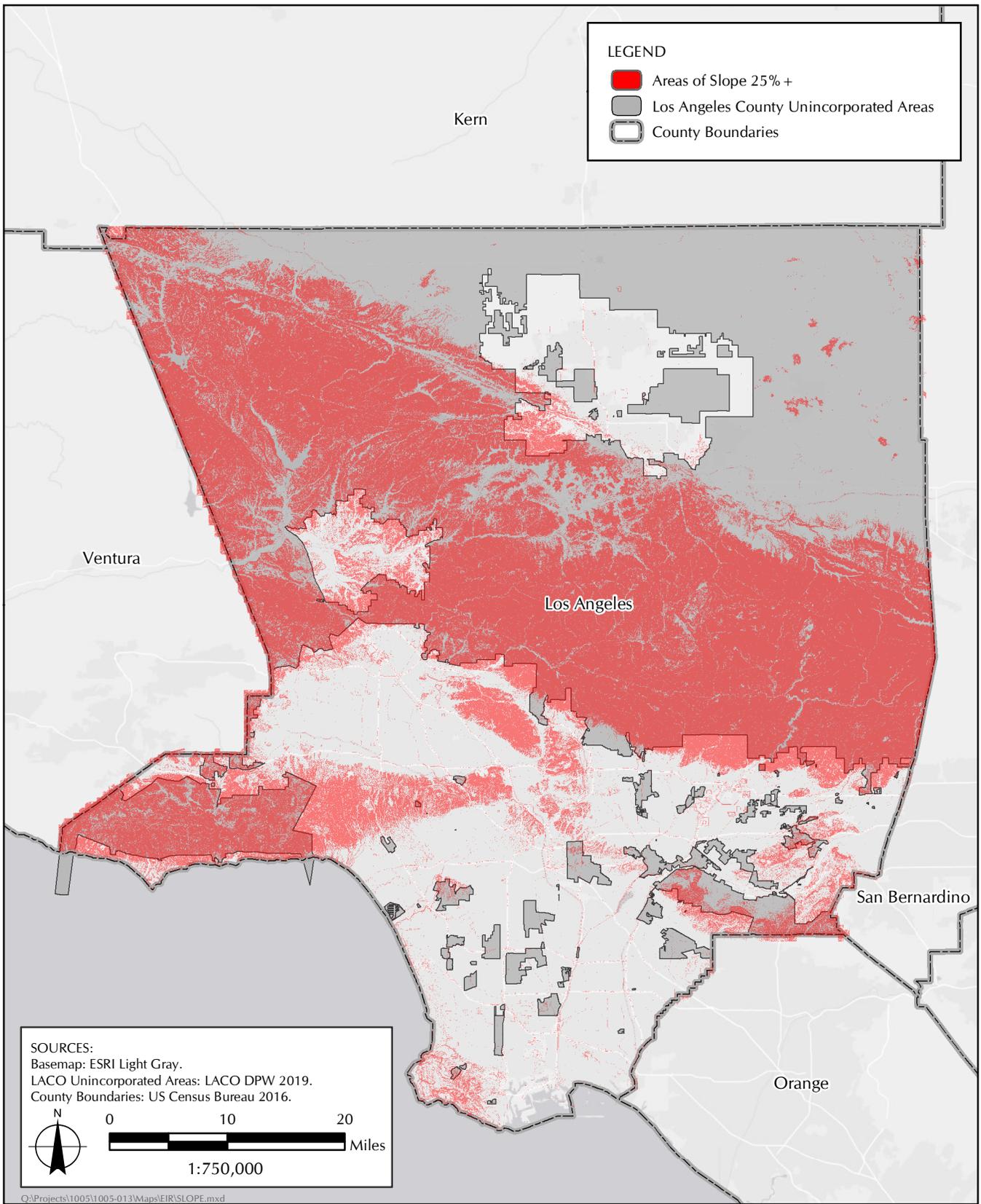


FIGURE IV.F-1
 Slope

3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to land use if it would:

Threshold F-1: Physically divide an established 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; or

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

4. IMPACT ANALYSIS

The potential for impacts to land use and planning has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts are evaluated as those which are affected by the four elements of the proposed program, and impacts associated with the proposed change to the General Plan land use and zoning designations for select parcels throughout the County (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in 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 (see Table III.E-2).

Threshold F-1 Physically divide an established community?

The proposed program would result in no impacts to land use and planning through the physical division of an established community.

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to land use and planning through the physical division of an established community. Countywide, residential and industrial uses are permitted adjacent to one another without any buffering. Only in Florence-Firestone's Community Standards District zoning regulations are there development standards to protect residential uses as sensitive uses. The new development standards would result in a more stringent entitlement process and design requirements for specific industrial, recycling or solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently, the zoning and land use designations for the 11 districts allow some industrial uses in these communities by-right, or through the CUP process, and with limited standards for parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. The Green Zone Districts would cover the 11 communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, and Willowbrook. The proposed new provisions in the Green Zone Districts requirements would now require CUPs for some industrial uses and adds additional development standards that would be more protective of sensitive uses. There are ~~6,299~~ 2,778 parcels within the Green Zone Districts footprint, covering ~~four~~ five Planning Areas: Metro Planning Area, Gateway Planning Area, South Bay Planning Area, ~~West San Gabriel Valley Planning Area~~, and East San Gabriel Valley Planning Area (see Table III.B-1).

In order to retain consistency with the County General Plan and County Municipal Zoning Code (Title 22), as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a Title 22 zone designation change from M-2 to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ 45 of the ~~27~~ 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land use designation of Heavy Industrial (IH) to Light Industrial (IL) under the County General Plan designation. The purpose of the General Plan Amendment Revisions is to ensure that the current

general plan land use and zoning designations are consistent with the Green Zone Districts revisions proposed to Title 22, with regard to intensity of permitted industrial land uses.

The new development standards would apply to specific industrial, recycling or solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

The proposed program does not require or facilitate blocking existing linkages within communities, as the Green Zone Districts do 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 industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in the division of an established community. These new development standards are limited to updates on the industrial, recycling and solid waste, or vehicle-related use properties and would be constructed behind property lines, therefore, would not physically divide the community.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts in regard to the division of an established community.

The proposed program defines sensitive uses as 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, in close proximity to existing industrial uses permitted in the zones where they are located. Countywide, residential and industrial uses are in some cases permitted adjacent to one another based on zoning regulations without any required buffering. Only in Florence Firestone's certain Community Standards District zoning regulations Districts, including Avocado Heights, Florence Firestone, and West Rancho Dominguez-Victoria, are there zoning regulations that include development standards to protect residential uses as sensitive uses from nearby incompatible uses. The existing Title 22 zoning designations currently include development standards applicable to the above-listed residential uses as sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining legally-established industrial, recycling and solid waste, or vehicle-related uses. The proposed program includes new standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130). These measures would be required where Title 22 implements new development standards for new 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 use to a place of worship, in close proximity to adjacent to or adjoining legally-established existing industrial uses.

The definition of and standards related to new sensitive uses does not require or facilitate blocking existing linkages within communities, as the development standards for new sensitive uses do 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 new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in the division of an established community. 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, would not require or facilitate blocking existing linkages within communities, such as roads, bike lanes, or sidewalks resulting in the division of an established community. Therefore, new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts in regard to the division of an established community.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts in regard to the division of an established community. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones and provides limited development standards based on existing zoning rather than the use that is being proposed. The Recycling and Waste Management Revisions portion of the proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. Future recycling and solid waste facilities would now be required to undergo the more stringent CUP entitlement process and be subject to additional requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards.

Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Countywide, automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities are classified as junk and salvage and solid waste facilities and allowed in M-2 and M-2.5 zones regardless of any other zoning overlays. The proposed revisions would prohibit these uses from HMAs, SEAs, and Very High Fire Hazard Severity Zones (VHFHSZs). Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in Agricultural Resource Areas (ARAs).

The proposed program does not require or facilitate blocking existing linkages within communities, as the Recycling and Waste Management Revisions do not include provisions for development of physical divides that block existing linkages such as roads, bike lanes, or sidewalks. In the case of Recycling and Waste Management Revisions, the implementation of these measures would not differ substantially from existing conditions, such that they would result in the division of an established community. These new development standards would occur on the recycling and solid waste properties and would be constructed behind property lines. Therefore, impacts to Recycling and Waste Management Revisions in regard to the division of an established community would result in no impacts in regard to the division of an established community.

The supermarket accessory recycling collection centers additions would result in no impacts in regard to the division of an established community. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers accessory to supermarkets do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket accessory recycling collection centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket accessory recycling collection centers currently proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with California Department of Resources Recycling and Recovery (CalRecycle) requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built. Thus, these revisions would not require or facilitate blocking existing linkages within communities, such as roads, bike lanes, or sidewalks resulting in the division of an established community. Therefore, the supermarket accessory recycling collection centers would result in no impacts in regard to the division of an established community.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts in regard to the division of an established community. Countywide, there are no provisions for enclosing storage and almost all recycling and solid waste facilities store materials outside. Any new development or expansion of existing development would only be required to meet the current development standards of the zone in which they are permitted. The proposed program revisions would create additional requirements to current development standards, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The proposed program does not require or facilitate blocking existing linkages within communities, as the Storage Enclosures for Recycling and Solid Waste Revisions do not include provisions for development of physical divides of existing linkages such as roads, bike lanes, or sidewalks. In the case of Storage Enclosures for Recycling and Solid Waste Revisions, the implementation of these measures would not differ substantially from existing conditions, such that they would result in the division of an established community. These new development standards are limited to storage enclosures within the properties and, therefore, would not physically divide the community. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts in regard to the division of an established 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?

The proposed program would 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. 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 proposed land use zoning requirements versus the existing goals and policies. The Antelope Valley and the Santa Clarita Valley Planning Areas are the two largest planning areas in the County. In addition to the Antelope Valley and Santa Clarita Valley Planning Areas, there are 11 additional community plans that would be affected by the proposed program: Altadena Community Plan; East Los Angeles Community Plan; Florence-Firestone Community Plan; Hacienda Heights Community Plan; Marina Del Rey Land Use Plan; Rowland Heights Community Plan; Santa Monica Mountains Coastal Zone; Santa Monica Mountains North Area Plan; Twin Lakes Community Plan; Walnut Park Neighborhood Plan; and the West Athens-Westmont Community Plan. A table has been created showing the goals and policies of the General Plan Elements that are most relevant to the Green Zones Program, their consistency with each element, and an explanation (see Table IV.F-1, *General Plan Consistency with the Green Zones Program*).

The Land Use and Planning analysis has been carried forward into the PEIR for this question because the proposed Green Zones Program would add new policies related to environmental justice to the Land Use Element of the General Plan, and the Green Zones Program is land use ordinance that would require a General Plan amendment. Element 1 requires a zoning designation change for 27 ~~28~~ parcels and a land use designation change for 14 ~~45~~ of the 27 ~~28~~ parcels (see Section III, *Project Description*).

**TABLE IV.F-1
GENERAL PLAN CONSISTENCY WITH THE GREEN ZONES PROGRAM**

Consistent = The proposed program is consistent with the policy or it fulfills the goal or objective listed in the respective land use plan.
 No conflict = The proposed program does not conflict with the goal/policy/objective listed in the respective land use plan.
 Potential conflict = The proposed program has the potential to be incompatible with the goal/policy/objective listed in the respective land use plan.

County General Plan					
Land Use Goals and Policies	Potential Conflict				Discussion
	Green Zone Districts	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU 1: A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan's Goals, Policies and Guiding Principles.	Consistent	Consistent	Consistent	Consistent	The Green Zones Ordinance is an amendment to County Code, specifically Title 22, the Zoning Code. The purpose of the Zoning Code is to implement to the County General Plan; therefore, the purpose of the proposed program is to implement the County General Plan. All elements work towards fulfilling this goal.
Goal LU 2: Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration.	Consistent	Consistent	Consistent	Consistent	Community engagement is one of the four major strategies of the Green Zones Program, which has been developed through a rigorous community engagement process, including ground-truthing activities in the pilot communities and partnership with community-based organizations and residents (see Section III, <i>Project Description</i>). All elements work towards fulfilling this goal.
Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.	No conflict	No conflict	Consistent	No conflict	The proposed program includes provisions which protects natural resources and SEAs. Element 3, Recycling and Waste Management Revisions , would protect natural resources and SEAs through the prohibition of industrial uses including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; scrap metal facilities; C&D or Inert Debris Processing Facilities ; Chipping solid waste landfills and Grinding or Mulching Facilities ; Composting Facilities ; inert debris landfills ; chipping and Combustion grinding or mulching facilities ; composting facilities ; and combustion and non-combustion biomass conversion facilities from SEAs and HMAs.
Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities. <ul style="list-style-type: none"> Policy LU 5.7: Direct resources to areas that lack amenities, such as transit, clean air, grocery stores, bikeways, parks, and other components of a healthy community. Policy LU 5.10: Encourage employment opportunities and housing to be developed in proximity to one another. 	Consistent	Consistent	Consistent	Consistent	The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. All elements work towards fulfilling this goal. Per Policy LU 5.7, the proposed program would improve the air quality and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby uses. Element 2, New Sensitive Uses , includes air filtration as a development standard. Element 3, Recycling and Waste Management Revisions , includes requirements for air filtration systems to be installed for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air Quality Management Districts, for pallet yards, recycling processing facilities, organic waste facilities, and solid waste facilities. Per Policy 5.10, the proposed program includes development regulations for industrial uses (employment opportunities) in close proximity to sensitive uses (housing). Element 1, Green Zone Districts and Element 2, New Sensitive Uses , improve compatibility of industrial uses in close proximity to residential uses through inclusion of new development standards such as landscaped buffers and other design techniques.
Goal LU 6: Protected rural communities characterized by living in a non-urban or agricultural environment at low densities without typical urban services. <ul style="list-style-type: none"> Policy LU 6.1: Protect rural communities from the encroachment of incompatible development that conflict with existing land use patterns and service standards. 	No conflict	No conflict	Consistent	No conflict	The proposed program may result in development in rural communities with existing industrial, recycling, supermarket, or other uses; however, this development would not be conflict with existing land use patterns, as development would be minor additions to existing uses and new development standards would provide further compatibility between industrial and other sensitive uses. Furthermore, the proposed program includes provisions for protecting agricultural resources. Element 3, Recycling and Waste Management Revisions , prohibits pallet yards; C&D or Inert Debris Processing Facilities ; solid waste landfills and Combustion inert debris landfills ; and combustion and non-combustion biomass conversion facilities within ARAs, thus protecting rural communities from encroachment of incompatible development.

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County General Plan					
Land Use Goals and Policies	Potential Conflict				Discussion
	Green Zone Districts	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment. <ul style="list-style-type: none"> 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. Policy LU 7.4: Ensure land use compatibility in areas adjacent to military installations and where military operations, testing, and training activities occur. Policy LU 7.5: Ensure land use compatibility in areas adjacent to mineral resources where mineral extraction and production, as well as activities related to the drilling for and production of oil and gas, may occur. Policy LU 7.6: Ensure that proposed land uses located within Airport Influence Areas are compatible with airport operations through compliance with airport land use compatibility plans. Policy LU 7.7: Review all proposed programs located within Airport Influence Areas for consistency with policies of the applicable airport land use compatibility plan. 	Consistent	Consistent	Consistent	Consistent	The purpose of the proposed program is to reduce and mitigate the impacts of incompatible land uses, such as industrial and waste facilities in close proximity to sensitive uses, by using landscaped buffers and other design techniques, which fulfills Goal LU 7 and Policy LU 7.1, 7.2, and 7.3. All elements work towards fulfilling this goal. <p>Element 1, Green Zone Districts, prohibits the development of certain incompatible industrial, recycling and solid waste, and vehicle-related uses near sensitive land uses. The Green Zone Districts specifically prohibit acid manufacture, explosives, fertilizer manufacture, and gas manufacture, among others. Additionally, they require new development standards using buffers and other design techniques to reduce the impacts of other industrial uses near sensitive land uses.</p> <p>Element 2, New Sensitive Uses, requires new development standards for any new sensitive uses developed in close proximity to industrial uses by requiring enclosure of operations, using buffers and other design techniques such as landscaping.</p> <p>Element 3, Recycling and Waste Management Revisions, would separate recycling and waste facilities from incompatible uses such as ARAs, SEAs, and HMAs.</p> <p>Element 4, Storage Enclosures for Recycling and Solid Waste, includes new development standards for storage enclosures which protect outside uses from the recycling and solid waste locations through view obstruction; setback from any required yard, parking space, landscaped areas, other areas required to remain clear, or vehicular or pedestrian circulation; receptacles; paving; and cleaning.</p> <p>Per Policy 7.4 and 7.5, the proposed program would not change the land use designations of the existing parcels, and therefore would not result in incompatibility in or near military installations or mineral resource sites.</p> <p>Per Policy 7.6 and 7.7, the Green Zone Districts do not fall within Airport Influence Areas, however, the New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste do. These revisions and requirements would not be substantially different from current requirements and any new development would be required to comply with the relevant airport land use compatibility plan(s) and their policies.</p>
Goal LU 9: Land use patterns and community infrastructure that promote health and wellness. <ul style="list-style-type: none"> Policy LU 9.1: Promote community health for all neighborhoods. 	Consistent	Consistent	Consistent	Consistent	The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. The proposed program would improve the health and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby uses, thereby promoting health for all neighborhoods. All elements work towards fulfilling this goal.
Goal LU 10: Well-designed and healthy places that support a diversity of built environments.	No conflict	No conflict	No conflict	No conflict	The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. All elements work towards fulfilling this goal.

**TABLE IV.F-1
GENERAL PLAN CONSISTENCY WITH THE GREEN ZONES PROGRAM**

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County General Plan					
Land Use Goals and Policies	Potential Conflict				Discussion
	Green Zone Districts	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU 11: Development that utilize sustainable design techniques.	No conflict	Consistent	Consistent	Consistent	The proposed program includes provisions for sustainable design techniques. Sustainable design principles include using environmentally preferred products, enhancing indoor environmental quality, and conserving water, ²⁸ all of which the Green Zones Program would do. Element 2, New Sensitive Uses , includes air filtration as a development standard. Element 3, Recycling and Waste Management Revisions , includes requirements for air filtration systems to be installed for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air Quality Management Districts, for pallet yards, recycling processing facilities, organic waste facilities, and solid waste facilities. Element 4, Storage Enclosures for Recycling and Solid Waste , includes a paving requirement. Under the existing County Low-Impact Development (LID) Ordinance, certain projects with less than 1 acre of impervious surface are exempt from the hydromodification requirements of the LID Ordinance. However, in order to reduce cumulative impacts of paving under this element, the proposed program includes a new provision that these parcels are not exempt from LID when making alterations related to the Green Zones Program.
Goal C/NR 3: Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.	No conflict	No conflict	No conflict	No conflict	The Green Zone Districts are not located within a Coastal Zone nor an SEA. Elements 2, 3, and 4 are located in Coastal Zones, however, they would comply with the applicable plans and policies. Additionally, the proposed program includes provisions which protect natural resources and SEAs. Element 3, Recycling and Waste Management Revisions , would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; <u>MRR and transfer stations; auto dismantling or scrap metal facilities; waste landfills and inert debris landfills; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion facilities from SEAs. Materials Recovery Facility (MRF) and Transfer Stations; Auto Dismantling or Scrap Metal Facilities; C&D or Inert Debris Processing Facilities; Chipping and Grinding or Mulching Facilities; Composting Facilities; and Combustion and non-combustion biomass conversion facilities from SEAs.</u>
Goal PS/F 5: Adequate disposal capacity and minimal waste and pollution. <ul style="list-style-type: none"> Policy PS/F 5.1: Maintain an efficient, safe, and responsive waste management system that reduces waste while protecting the health and safety of the public. Policy PS/F 5.2: Ensure adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities. 	No conflict	No conflict	Consistent	No conflict	The Green Zones Program would improve on-site waste disposal and minimize pollution from waste. Element 4, Storage Enclosures for Recycling and Solid Waste , includes new development standards for storage enclosures which improve waste disposal and reduce pollution from recycling and solid waste storage areas on-site in all zones with new or expanding non-residential and residential development with 4+ units. The development standards do so through view obstruction; location requirements and distance from any required yard, parking space, landscaped areas, other areas required to remain clear, or vehicular or pedestrian circulation; receptacles; enclosure; paving; signage; and cleaning. The Green Zones Program would encourage environmental sound and alternative waste options. Element 3, Recycling and Waste Management Revisions , would introduce land use regulations for recycling and solid waste facilities such as Recycling Processing Facilities (22.140.680.730) and Organic Waste Facilities (22.140.690.740).

SOURCE: Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035. Chapter 6: Land Use Element; Chapter 9: Conservation and Natural Resources Element; and Chapter 13: Public Services and Facilities Element.
http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf

²⁸ U.S. General Services Administration. May 8, 2020. Sustainable Design. <https://www.gsa.gov/real-estate/design-construction/design-excellence/sustainability/sustainable-design>

**TABLE IV.F-1
GENERAL PLAN CONSISTENCY WITH THE GREEN ZONES PROGRAM**

Consistent = The proposed program is consistent with the policy or it fulfills the goal or objective listed in the respective land use plan.
 No conflict = The proposed program does not conflict with the goal/policy/objective listed in the respective land use plan.
 Potential conflict = The proposed program has the potential to be incompatible with the goal/policy/objective listed in the respective land use plan.

Antelope Valley Area Plan – Town and Country				
Land Use Goals and Policies	Potential Conflict			Discussion
	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU 1: A land use pattern that maintains and enhances the rural character of the unincorporated Antelope Valley. <ul style="list-style-type: none"> Policy LU 1.4: Ensure that there are appropriate lands for commercial and industrial services throughout the unincorporated Antelope Valley sufficient to serve the daily needs of rural residents and to provide local employment opportunities. 	No conflict	No conflict	No conflict	The proposed program may result in development in rural areas of the Antelope Valley; however, the development would be minimal and limited to existing industrial, waste, supermarket, or other facilities. Furthermore, the proposed program includes provisions for protecting agricultural resources. <p>Element 3, Recycling and Waste Management Revisions, prohibits pallet yards; C&D or Inert Debris Processing Facilities; and Combustion <u>solid waste landfills and inert debris landfills; and combustion</u> and non-combustion biomass conversion Facilities within Agricultural Resource Areas.</p> Per Policy 1.4, the proposed program improves the land use compatibility between sensitive uses and industrial, recycling and solid waste, and vehicle-related uses, thereby improving the connection between rural residents and local industrial and commercial employment opportunities. <p>Element 2, New Sensitive Uses, improves the compatibility of industrial uses and new sensitive uses (such as housing) in close proximity, as it includes new development standards for the new sensitive uses to use buffers and other design techniques when developing in close proximity to industrial uses</p>
Goal LU 2: A land use pattern that protects environmental resources. <ul style="list-style-type: none"> Policy LU 2.1: Limit the amount of potential development in Significant Ecological Areas, including Joshua Tree Woodlands, wildlife corridors, and other sensitive habitat areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan Policy LU 2.2: Except within economic opportunity areas, limit the amount of potential development within Scenic Resource Areas, including water features, significant ridgelines, and Hillside Management Areas, through appropriate land use designations, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan Policy LU 2.3: Except within economic opportunity areas, limit the amount of potential development in Agricultural Resource Areas, including important farmlands designated by the State of California and historical farmland areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 2.4: Except within economic opportunity areas, limit the amount of potential development in Mineral Resource Areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 2.5: Except within economic opportunity areas, limit the amount of potential development in riparian areas and groundwater recharge basins, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 2.6: Except within economic opportunity areas, limit the amount of potential development near the National Forests and on private lands within the National Forests, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. 	Consistent	Consistent	Consistent	The purpose of the proposed program is an environmental justice initiative which works to improve the environment, thereby protecting environmental resources. All elements work towards this goal. <p>Per Policy 2.1, 2.2, and 2.3, the proposed program includes provisions for SEAs, HMAs, and ARAs.</p> <p>Element 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of various uses, many uses including pallet yards; Materials Recovery Facility (MRF) and Transfer Stations; Auto Dismantling or Scrap Metal Facilities; C&D or Inert Debris Processing Facilities; Chipping and Grinding or Mulching Facilities; Composting Facilities; and Combustion and non-combustion biomass conversion Facilities from Significant Ecological Areas and areas subject to the Hillside Management Ordinance. These revisions would also prohibit pallet yards; C&D or Inert Debris Processing Facilities; and Combustion and non-combustion biomass conversion Facilities within Agricultural Resource Areas. <u>Countywide, automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs. Solid waste landfills and inert debris landfills would be prohibited in FEMA Flood Zones and County Floodways, and combustion and non-combustion biomass conversion organic waste facilities would be prohibited in ARAs.</u></p> Per Policy 2.4, 2.5, and 2.6, analyses of biological, visual, agricultural, mineral, and forestry resources have shown that the proposed program would be compatible with these policies given the limited development (see Appendix B, <i>Initial Study</i>).

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Antelope Valley Area Plan – Town and Country				
Land Use Goals and Policies	Potential Conflict			Discussion
	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
<p>Goal LU 3: A land use pattern that minimizes threats from hazards.</p> <ul style="list-style-type: none"> Policy LU 3.1: Except within economic opportunity areas, prohibit new development on fault traces and limit the amount of development in Seismic Zones, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan Policy LU 3.2: Except within economic opportunity areas, limit the amount of potential development in Very High Fire Hazard Severity Zones, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 3.3: Except within economic opportunity areas, limit the amount of potential development in Flood Zones designated by the Federal Emergency Management Agency, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 3.4: Except within economic opportunity areas, limit the amount of potential development on steep slopes identified as Hillside Management Areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 3.5: Except within economic opportunity areas, limit the amount of potential development in landslide and liquefaction areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan Policy LU 3.6: Except within economic opportunity areas, limit the amount of potential residential development in airport influence areas and near military lands, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 3.7: All development projects located on parcels that are within an airport influence area shall be consistent with all policies of that airport’s land use compatibility plan 	Consistent	Consistent	Consistent	<p>The purpose of the proposed program is to reduce threats from environmental hazards such as pollution and health risks, thereby minimizing threats from hazards. The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. The proposed program would improve the health and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby uses, thereby promoting health for all neighborhoods. All elements work towards fulfilling this goal.</p> <p>Per Policy 3.1, 3.3, and 3.5, analyses of geologic and hydrologic hazards have shown that the proposed program would not exacerbate these hazards given the limited development (see Appendix B, <i>Initial Study</i>).</p> <p>Per Policy 3.2 and 3.4, the proposed program includes provisions for VHFHSZs and HMAs <u>As part of Element 3, Recycling and Waste Management Revisions, pallet yards, chipping and grinding, and mulching facilities would be prohibited from HFHSZs and VHFHSZs. Automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs. would be excluded from potential industrial development due to the prohibition of many uses including pallet yards; Materials Recovery Facility (MRF) and Transfer Stations; Auto Dismantling or Scrap Metal Facilities; C&D or Inert Debris Processing Facilities; Chipping and Grinding or Mulching Facilities; Composting Facilities; and Combustion and non-combustion biomass conversion Facilities from VHFHSZs and areas subject to the Hillside Management Ordinance.</u></p> <p>Per Policy 3.6 and 3.7, the Green Zone Districts do not fall within Airport Influence Areas; however, the New Sensitive Uses, Recycling and Waste Management Revisions, and Storage Enclosures for Recycling and Solid Waste do. These revisions and requirements would not be substantially different from current requirements and any new development would be required to comply with existing regulations applicable relevant airport land use compatibility plan(s).</p> <p>Furthermore, the proposed program would not change the existing land use designations in the Antelope Valley Area Plan, and therefore would not result in a change that would cause exposure to these hazards.</p>
<p>Goal LU 5: A land use pattern that decreases greenhouse gas emissions.</p> <ul style="list-style-type: none"> Policy LU 5.4: Ensure that there is an appropriate balance of residential uses and employment opportunities within close proximity of each other. 	Consistent	Consistent	No conflict	<p>The Green Zones Program has been developed under the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32 and Senate Bill [SB] 535) requires by law that a sharp reduction in greenhouse gas emissions. SB 525 specifically directs funds to disadvantaged communities in California to improve the public health, quality of life, and economic opportunity in California’s most burdened communities, while at the same time reducing pollution that causes climate change.</p> <p>Element 2, New Sensitive Uses, allows sensitive uses (such as housing) to be in close proximity to industrial land uses, which provide employment opportunities in close proximity to residences, while mitigating environmental impacts through development standards. This creates a land use pattern which helps to decrease greenhouse gas emissions and pollution. Additionally, this element includes air filtration as a development standard.</p> <p>Element 3, Recycling and Waste Management Revisions, includes requirements for air filtration systems to be installed for both indoor and outdoor air quality, as</p>

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Antelope Valley Area Plan – Town and Country				
Land Use Goals and Policies	Potential Conflict			Discussion
	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
				<p>recommended by the Department of Public Health and/or Air Quality Management Districts, for pallet yards, recycling processing facilities, organic waste facilities, and solid waste facilities.</p> <p>Per Policy 5.4, the proposed program includes new development regulations for industrial uses (employment opportunities) in close proximity to sensitive uses (housing). Element 2, New Sensitive Uses, improves the compatibility of industrial uses and new sensitive uses (such as housing) developed in close proximity, as it includes development standards for the new sensitive uses to use buffers and other design techniques when in close proximity to impactful industrial uses.</p>
Goal LU 6: A land use pattern that makes the Antelope Valley a sustainable and resilient place to live.	Consistent	Consistent	Consistent	<p>The proposed program improves the land use pattern which makes the Antelope Valley a sustainable and resilient place to live. The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. The proposed program would improve the health and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts of industrial uses to nearby uses, thereby promoting health for all neighborhoods. All elements work towards fulfilling this goal.</p> <p>Element 2, New Sensitive Uses, establishes new development standards for new sensitive uses adjacent to industrial uses in order to make the land use pattern more sustainable, such as through setbacks, landscaping, buffers, and other design techniques.</p> <p>Element 3, Recycling and Waste Management Revisions, adds new development standards to industrial recycling and solid waste uses such as setbacks, landscaping, buffers, air filtration, and many other design techniques in order to make the land use pattern more sustainable. Additionally, <u>Countywide, automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs. Solid waste landfills and inert debris landfills would be prohibited in FEMA Flood Zones and County Floodways, and combustion and non-combustion biomass conversion organic waste facilities would be prohibited in ARAs. this element prohibits pallet yards; Materials Recovery Facility (MRF) and Transfer Stations; Auto Dismantling or Scrap Metal Facilities; C&D or Inert Debris Processing Facilities; Chipping and Grinding or Mulching Facilities; Composting Facilities; and Combustion and non-combustion biomass conversion Facilities from development within Significant Ecological Areas, Very High Fire Hazard Zones, and areas subject to the Hillside Management proposed program. These revisions would also prohibit pallet yards; C&D or Inert Debris Processing Facilities; and Combustion and non-combustion biomass conversion Facilities within Agricultural Resource Areas.</u> These restrictions improve the sustainability of the land use pattern by protecting natural resources from industrial development.</p> <p>Element 4, Storage Enclosures for Recycling and Solid Waste, would reduce pollution from recycling and solid waste locations by keeping them enclosed, clean, and paved, thereby reducing negative environmental impacts of these lands uses.</p>

SOURCE: Los Angeles County Department of Regional Planning, June 2015. Antelope Valley Area Plan – Town and Country. Chapter 2: Land Use Element. http://planning.lacounty.gov/assets/upl/project/tnc_draft-20150601.pdf

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Santa Clarita Valley Area Plan – One Valley One Vision				
Land Use Goals and Policies	Potential Conflict			Discussion
	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
<p>Goal LU-2: Mixed Land Uses: A mix of land uses to accommodate growth, supported by adequate resources and maintaining community assets.</p> <ul style="list-style-type: none"> • Objective LU-2.1 Provide adequate, suitable sites for housing, employment, business, shopping, public facilities, public utility facilities, and community services to meet current needs and the anticipated needs of future growth. <ul style="list-style-type: none"> ○ Policy LU-2.1.5: Identify areas with hazardous conditions and ensure that uses in or adjacent to these areas pose minimal risk to public health or safety. 	Consistent	Consistent	Consistent	<p>The proposed program includes development regulations for industrial uses in close proximity to sensitive uses, which improves the land use compatibility of this mix of land uses by reducing environmental impacts, while also accommodating growth by providing employment and housing.</p> <p>Element 2, New Sensitive Uses, improves the development of industrial uses and new sensitive uses (such as housing) in close proximity together, as it includes development standards for the new sensitive uses to be developed in close proximity to industrial uses by using buffers and other design techniques.</p> <p>Per Policy 2.1.5, the Green Zones Program has identified areas with hazardous environmental conditions, such as industrial uses, and minimizes the impact of these risks. Per the Global Warming Act, CalEPA has identified disadvantaged communities for the purpose of SB 535 using CalEnviroScreen 3.0 results. Additionally, the County has listened to the community using ground truthing investigations and community partnerships in order to document environmental hazards block-by-block. Using these results, the Green Zones Program has been developed in order to minimize the risks to public health and safety. All elements work towards fulfilling this policy.</p> <p>Element 2, New Sensitive Uses, enforces development standards on new sensitive uses adjacent to industrial uses in order to minimize environmental risks, such as through setbacks, landscaping, buffers, and other design techniques.</p> <p>Element 3, Recycling and Waste Management Revisions, applies to many new development standards to industrial recycling and solid waste uses such as setbacks, landscaping, buffers, air filtration, and many other design techniques in order to minimize environmental risks.</p> <p>Element 4, Storage Enclosures for Recycling and Solid Waste, would reduce pollution from recycling and solid waste locations by keep them contained, clean, and paved, thereby minimize environmental risks of these lands uses.</p>
<p>Goal LU-3: Healthy Neighborhoods: Healthy and safe neighborhoods for all residents.</p> <ul style="list-style-type: none"> • Objective LU-3.3 Ensure that the design of residential neighborhoods considers and includes measures to reduce impacts from natural or man-made hazards. <ul style="list-style-type: none"> ○ Policy LU-3.3.3: Identify neighborhoods in which uses that pose a potential hazard to human health and safety may be over-concentrated, and address public safety through use of buffer areas, policies on siting decisions for such uses, changing land use designations, or other means as deemed appropriate. 	Consistent	Consistent	Consistent	<p>The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. The proposed program would improve the health and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby uses, thereby promoting health for all neighborhoods. All elements work towards fulfilling this goal.</p> <p>Per Objective 3.3 and Policy 3.3.3, the purpose of the proposed program is to reduce threats from environmental hazards such as pollution and health risks, thereby minimizing threats from hazards. The Green Zones Program has identified areas with hazardous environmental conditions due to man-made activities, such as industrial uses, and minimizes the impact of these risks through the recommended buffer areas and policies. All elements work towards fulfilling this objective and policy.</p> <p>Element 2, New Sensitive Uses, applies development standards on new sensitive uses adjacent to industrial uses in order to minimize environmental risks, such as through setbacks, landscaping, buffers, and other design techniques.</p> <p>Element 3, Recycling and Waste Management Revisions, applies new development standards to industrial recycling and solid waste uses such as setbacks, landscaping, buffers, air filtration, and many other design techniques in order to minimize environmental risks.</p>

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Santa Clarita Valley Area Plan – One Valley One Vision				
Land Use Goals and Policies	Potential Conflict			Discussion
	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
				Element 4, Storage Enclosures for Recycling and Solid Waste , would reduce pollution from recycling and solid waste locations by keep them enclosed, clean, and paved, thereby minimize environmental risks of these lands uses.
Goal LU-7: Environmentally Responsible Development: Environmentally responsible development through site planning, building design, waste reduction, and responsible stewardship of resources. <ul style="list-style-type: none"> • Objective LU-7.5 Promote waste reduction through site and building design. <ul style="list-style-type: none"> ○ Policy LU-7.5.1: Ensure that all new development provides adequate space for recycling receptacles and bins on site. • Objective LU-7.6 Protect natural habitats through site design where reasonable and feasible. <ul style="list-style-type: none"> ○ Policy LU-7.6.1: Limit outdoor lighting levels to the minimum needed for safety and security, and encourage lower lighting levels when businesses are closed. 	Consistent	Consistent	Consistent	The purpose of the Green Zones Program is to protect the environment and improve the land use compatibility of land uses through development standards for site and building design. Element 2, New Sensitive Uses , applies development standards on new sensitive uses adjacent to industrial uses in order to minimize environmental risks, such as through setbacks, landscaping, buffers, and other design techniques. Element 3, Recycling and Waste Management Revisions , applies new development standards to industrial recycling and solid waste uses such as setbacks, landscaping, buffers, air filtration, and many other design techniques in order to minimize environmental risks. Per Objective 7.5 and Policy 7.5.1, the proposed program contains provisions for recycling and solid waste requirements. Element 4, Storage Enclosures for Recycling and Solid Waste , would encourage waste reduction through proper design of storage enclosures, and would also ensure that adequate space is provided for recycling receptacles and bins on site. Per Objective 7.6 and Policy 7.6.1, the proposed program contains provisions for lighting in its new development standards. Element 3, Recycling and Waste Management Revisions , includes varying lighting requirements for each use type. Pallet yards, recycling processing facilities, solid waste facilities, and supermarket accessory recycling collection centers require the facility to be equipped while adequate lighting, but outdoor lighting must be shielded in such a way that lighting is directed inward to the facility and away from any lots containing residential or agricultural uses.
Goal LU-8: Environmental Justice: Equitable and convenient access to social, cultural, educational, civic, medical, and recreational facilities and opportunities for all residents.	Consistent	Consistent	Consistent	The Green Zones Program has been developed under the Planning for Healthy Communities Act (SB 1000) for the purpose of improving the health and quality of life of residents of the communities. It is an environmental justice initiative which would add environmental justice policies to the General Plan and regulations to Title 22. The proposed program would improve the health and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby sensitive uses. These sensitive uses include a variety of social, cultural, educational, civic, medical, and recreational facilities such as parks, schools, and hospitals. Reducing the environmental impacts and the health risks posed by nearby industrial, recycling and solid waste, and vehicle-related uses through development standards works towards equitable access to these facilities for all County residents in the name of environmental justice. All elements work towards this goal.

SOURCE: Los Angeles County Department of Regional Planning. 2012. Santa Clarita Valley Area Plan – One Valley One Vision. Chapter 2: Land Use Element. http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch-02-landuse.pdf

Element 1 – Green Zone Districts

The Green Zone Districts would result in less than significant impacts to land use and planning in relation to an environmental impact due to conflict with adopted or proposed land use plans, policies, or regulations. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling or solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently, the zoning and land use designations for the 11 districts under consideration for proposed revision allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements.

The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

The implementation of the proposed program would result in no impacts in relation to conflict with any County land use plan, policy, or regulation. The implementation of these development standards is compatible with the existing environment and County Land Use and Planning Goals. The purpose of the Green Zone Districts 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 (Table IV.F-1).²⁹ Additionally, the Green Zone Districts are not located within the Antelope Valley and Santa Clarita Valley Area Plans boundaries. The Green Zone Districts are not located within a County Airport Influence Area or a California Coastal Commission Coastal Zone, and therefore are not required to comply with the County Airport Land Use Commission ALUCP, Coastal Development Permit, or Local Coastal Program.^{30,31,32} Therefore, implementation of the proposed program would result in no impacts in relation to conflict with any County land use plan, policy, or regulation.

The implementation of the proposed program would result in less than significant impacts in relation to conflict with any County land use plan, policy, or regulation. Although the proposed program's ordinance changes would 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 proposed program does seek to make General Plan Amendment Revisions. As part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a Title 22 zone designation change from M-2 to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a land use policy 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 would result in lower intensity industrial designations for these 27 28 parcels (see Figure III.E-2, *Zone Changes and General Plan Amendments*). The purpose of the General Plan Amendment Revisions is to ensure that the current general plan and zoning designations are consistent with the revisions proposed 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 45 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 Environmental Justice Screening Method (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 proposed program's revisions to Title 22. The new policies do not conflict with existing general plan policies.

²⁹ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

³⁰ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

³¹ Los Angeles County GIS Data Portal. Airport Land Use Commission (ALUC) Layers. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2019/12/23/airport-land-use-commission-aluc-layers/>

³² Los Angeles County GIS Data Portal. California Coastal Commission Zone Boundaries. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2011/06/06/california-coastal-commission-zone-boundaries/>

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 proposed General Plan Amendment Revisions would lower the intensity of the industrial designation for 27 28 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 conflict with the County General Plan; rather, they are being undertaken to ensure consistency with the County General Plan and Title 22. Therefore, the Green Zone Districts would result in less than significant impacts to land use and planning in relation to a significant environmental impact due to conflict with adopted land use plans, policies, or regulations.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to land use in regard to resulting in an environmental impact due to conflict with adopted or proposed land use plans, policies, or regulations. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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; ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship; ~~in close proximity~~ adjacent to or adjoining legally-established existing industrial, recycling or solid waste, or vehicle-related uses.

The Land Use Element of the County of Los Angeles General Plan establishes 11 goals related to land use and planning. The New Sensitive Uses are intended to implement the County General Plan and would not conflict with these policies such that it would result in a significant environmental impact. A review of all 11 goals of the Land Use Element shows that none are in conflict with the proposed program (see Table IV.F-1).³³ Additionally, the proposed 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.

The New Sensitive Uses would also affect zoning designations that are located within the Antelope Valley Area Plan and Santa Clarita Valley Area Plan, neither of which contain policies that are in conflict with the proposed program (see Table IV.F-1). In addition, per the County General Plan and Title 21 of the California Code of Regulations, all developments located within an Airport Influence Area are subject to review by the ALUC for compliance with noise and safety regulations. It is the policy of the County General Plan that all proposed programs located within Airport Influence Areas be reviewed for consistency with policies of the applicable ALUCP. The California Coastal Commission designated coastal zones, and there are five unincorporated areas in the coastal zones. All development within coastal zones must first obtain a Coastal Development Permit.

³³ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

Additionally, there are two LCP certified by the County (Santa Catalina Island and Marine del Rey) which establish detailed land use policy and development standards within their respective coastal zone segments. 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, would not conflict with an existing adopted or proposed land use plan, policy, or regulation. The New Sensitive Uses are consistent with the goals and policies of the General Plan. New Sensitive Uses would not conflict with any of the 11 Land Use and Planning Goals established by the Land Use Element of the County General Plan, or the Antelope Valley or Santa Clarita Valley Area Plans (see Table IV.F-1).

The New Sensitive Uses fall within four Airport Influence Areas; LAX, Palmdale Regional Airport, Fox Airfield, and Brackett Field.^{34,35} LAX and Palmdale Regional Airport do not have their own ALUCPs, however, Fox Airfield and Brackett Field do, and the County has a County-wide ACULP. Generally, industrial and commercial uses are compatible within Airport Influence Areas. These revisions would comply with the regulations set forth in the ACLUPs.³⁶ The proposed program would result in no impact to these land use plans, as the proposed program would not change the existing land use designations on the existing parcels, which are already compatible to these plans. Additionally, these revisions would comply with any regulations set forth in the ACLUPs.

There are 7,099 parcels in the unincorporated area of the County located with the Santa Monica Mountains Local Coastal Program, and 40 parcels located within the Marina Del Rey Local Coastal Program. Many of these parcels would be subject to the proposed requirements for the New Sensitive Uses.³⁷ As stated in the County General Plan, land use regulation and jurisdictional authority in the Santa Monica Mountains and Marina Del Rey Coastal Zones involves many public entities. In the unincorporated areas, biological resource protection is implemented through the Santa Monica Mountains Local Coastal Plan. The County also establishes nine Coastal Resources Areas (CRA) in the County, one of which is the Santa Monica Mountains Coastal Zone.³⁸ The proposed program would result in no impact to any of these land use plans.^{39,40} In the case of ~~the regulations for updated new development standards for existing industrial new sensitive uses~~, the implementation of these measures would not differ substantially from existing conditions, such that they would result in a conflict with adopted or proposed regulations. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations. The County currently regulates recycling facilities inconsistently as junk and salvage and regulates solid waste facilities, which are allowed in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement consistent process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. Countywide, pallet yards, recycling

³⁴ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

³⁵ Los Angeles County GIS Data Portal. Airport Land Use Commission (ALUC) Layers. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2019/12/23/airport-land-use-commission-aluc-layers/>

³⁶ Los Angeles County Department of Regional Planning. Los Angeles County Airport Land Use Commission (ALUC): Airports, Plans, and Maps. Accessed April 9, 2020. <http://planning.lacounty.gov/aluc/airports>

³⁷ Los Angeles County GIS Data Portal. California Coastal Commission Zone Boundaries. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2011/06/06/california-coastal-commission-zone-boundaries/>

³⁸ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

³⁹ County of Los Angeles Department of Regional Planning. October 2019. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. In Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/figures2015>

⁴⁰ California Coastal Commission. Adopted 13 September 2002. City of Malibu Local Coastal Program Land Use Plan. <https://www.coastal.ca.gov/ventura/malibu-lup-final.pdf>

collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. A review of all 11 goals of the Land Use Element shows that the proposed program does not conflict with any of these goals (see Table IV.F-1).⁴¹ The Recycling and Waste Management Revisions are consistent with the goals and policies of the General Plan. The Recycling and Waste Management Center Revisions do not conflict with any of the 11 Land Use and Planning Goals established by the Land Use Element of the County General Plan, or the Antelope Valley or Santa Clarita Valley Area Plans (see Table IV.F-1).

The Recycling and Waste Management Revisions fall within four Airport Influence Areas; LAX, Palmdale Regional Airport, Fox Airfield, and Brackett Field.^{42,43} LAX and Palmdale Regional Airport do not have their own ALUCPs; however, Fox Airfield and Brackett Field do, and the County has a County-wide ACULP. Generally, industrial and commercial uses are compatible within Airport Influence Areas. These revisions would comply with the regulations set forth in the ACLUPs.⁴⁴ The proposed program would result in no impact to these land use plans, as the proposed program would not change the existing land use designations on the existing parcels, which are already compatible to these plans. Additionally, these revisions would comply with any regulations set forth in the ACLUPs.

There are 7,099 parcels in the unincorporated area of the County located with the Santa Monica Mountains Local Coastal Program, and 40 parcels located within the Marina Del Rey Local Coastal Program. Many of these parcels would be subject to the proposed requirements for the New Sensitive Uses. The County also establishes nine CRAs in the County, one of which is the Santa Monica Mountains Coastal Zone.^{45,46} The proposed program would not be inconsistent with any of these land use plans. In the case of the ~~regulations for updated standards for existing industrial uses~~ Recycling and Waste Management Revisions, the implementation of these measures would not differ substantially from existing conditions, such that they would result in a conflict with adopted or proposed regulations. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in regard to conflicting with adopted or proposed land use plans, policies, or regulations.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and is also certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11-12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development

⁴¹ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

⁴² County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

⁴³ Los Angeles County GIS Data Portal. Airport Land Use Commission (ALUC) Layers. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2019/12/23/airport-land-use-commission-aluc-layers/>

⁴⁴ Los Angeles County Department of Regional Planning. Los Angeles County Airport Land Use Commission (ALUC): Airports, Plans, and Maps. Accessed April 9, 2020. <http://planning.lacounty.gov/aluc/airports>

⁴⁵ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

⁴⁶ County of Los Angeles Department of Regional Planning. October 2019. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. In Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/figures2015>

standards for all commercial uses including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the 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 designated zones. These uses would be located on existing parking lots, and no new structures will be built. A review of all 11 goals of the Land Use Element shows that none are in conflict with the proposed program (see Table IV.F-1).⁴⁷

The Supermarket Accessory Recycling Collection Centers revisions do not conflict with any of the 11 Land Use and Planning Goals established by the Land Use Element of the County General Plan, or the Antelope Valley or Santa Clarita Valley Area Plans (see Table IV.F-1).

The Supermarket Accessory Recycling Collection Centers revisions fall within four Airport Influence Areas; LAX, Palmdale Regional Airport, Fox Airfield, and Brackett Field.^{48,49} LAX and Palmdale Regional Airport do not have their own ALUCPs; however, Fox Airfield and Brackett Field do, and the County has a County-wide ACULP. Generally, industrial and commercial uses are compatible within Airport Influence Areas. These revisions would comply with the regulations set forth in the ACLUPs.⁵⁰ The proposed program would result in no impact to these land use plans, as the proposed program would not change the existing land use designations on the existing parcels, which are already compatible to these plans. Additionally, these revisions would comply with any regulations set forth in the ACLUPs.

There are 7,099 parcels in the unincorporated area of the County located with the Santa Monica Mountains Local Coastal Program, and 40 parcels located within the Marina Del Rey Local Coastal Program. Many of these parcels would be subject to the proposed requirements for the New Sensitive Uses.⁵¹ As stated in the County General Plan, land use regulation and jurisdictional authority in the Santa Monica Mountains Coastal Zone involves many public entities. In the unincorporated areas, biological resource protection is implemented through the Santa Monica Mountains Local Coastal Program.⁵² The County also establishes nine CRAs in the County, one of which is the Santa Monica Mountains Coastal Zone.^{53,54,55} The proposed program would result in no impact to any of these land use plans. The Supermarket Accessory Recycling Collection Centers are consistent with the goals and policies of the General Plan. In the case of the regulations for updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in a conflict with adopted or proposed regulations. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations.

⁴⁷ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

⁴⁸ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

⁴⁹ Los Angeles County GIS Data Portal. Airport Land Use Commission (ALUC) Layers. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2019/12/23/airport-land-use-commission-aluc-layers/>

⁵⁰ Los Angeles County Department of Regional Planning. Los Angeles County Airport Land Use Commission (ALUC): Airports, Plans, and Maps. Accessed April 9, 2020. <http://planning.lacounty.gov/aluc/airports>

⁵¹ Los Angeles County GIS Data Portal. California Coastal Commission Zone Boundaries. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2011/06/06/california-coastal-commission-zone-boundaries/>

⁵² Los Angeles County Department of Regional Planning. Santa Monica Mountains Local Coastal Program. August 26, 2014. Available at: <https://planning.lacounty.gov/coastal/smm>

⁵³ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

⁵⁴ County of Los Angeles Department of Regional Planning. October 2019. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. In Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/figures2015>

⁵⁵ California Coastal Commission. Adopted 13 September 2002. City of Malibu Local Coastal Program Land Use Plan. <https://www.coastal.ca.gov/ventura/malibu-lup-final.pdf>

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in have less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations. Any new development or expansion of existing development would be 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. A review of all 11 goals of the Land Use Element shows that none would conflict with the proposed program (see Table IV.F-1). The Storage Enclosures for Recycling and Solid Waste Revisions fall within four Airport Influence Areas: LAX, Palmdale Regional Airport, Fox Airfield, and Brackett Field. LAX and Palmdale Regional Airport do not have their own ALUCPs; however, Fox Airfield and Brackett Field do, and the County has a County-wide ALUCP. Generally, industrial and commercial uses are compatible within Airport Influence Areas. These revisions would comply with the regulations set forth in the ALUCPs. The proposed program would result in no impact to these land use plans, as the proposed program would not change the existing land use designations on the existing parcels, which are already compatible to these plans. Additionally, these revisions would comply with any regulations set forth in the ALUCP. There are 7,099 parcels in the unincorporated area of the County located with the Santa Monica Mountains Coastal Zone. Program, and 40 parcels located within the Marina Del Rey Coastal Program. As stated in the County General Plan, land use regulation and jurisdictional authority in the Santa Monica Mountains Coastal Zone involves many public entities. In the unincorporated areas, biological resource protection is implemented through the Santa Monica Mountains Local Coastal Program.⁵⁶ The County also establishes nine CRAs in the County, one of which is the Santa Monica Mountains Coastal Zone. The proposed program would result in no impact to any of these land use plans. The Storage Enclosures for Recycling and Solid Waste Revisions are consistent with the goals and policies of the General Plan. In the case of the regulations for updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would result in a conflict with adopted or proposed regulations. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations.

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

The proposed program would 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. 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 (Table IV.F-2, *Hillside Management Areas and Significant Ecological Area Consistency with the Green Zones Ordinance*).

⁵⁶ Los Angeles County Department of Regional Planning. Santa Monica Mountains Local Coastal Program. August 26, 2014. Available at: <https://planning.lacounty.gov/coastal/smm>

**TABLE IV.F-2
HILLSIDE MANAGEMENT AREA AND SIGNIFICANT ECOLOGICAL AREA CONSISTENCY WITH THE GREEN ZONES PROGRAM**

Consistent = The proposed program is consistent with the policy or it fulfills the goal or objective listed.
 No conflict = The proposed program does not conflict with the goal/policy/objective list.
 Potential conflict = The proposed program has the potential to be incompatible with the goal/policy/objective list.

Land Use Element and Conservation & Natural Resources Element Goals and Policies in the County General Plan	Potential Conflict			
	Green Zone Districts	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions
Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.	Consistent	Consistent	Consistent	Consistent
Goal C/NR 3: Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.1: Conserve and enhance the ecological function of diverse natural habitats and biological resources.	Consistent	Consistent	Consistent	Consistent
Policy C/NR 3.2: Create and administer innovative County programs incentivizing the permanent dedication of SEAs and other important biological resources as open space areas.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.3: Restore upland communities and significant riparian resources, such as degraded streams, rivers, and wetlands to maintain ecological function—acknowledging the importance of incrementally restoring ecosystem values when complete restoration is not feasible.	Consistent	Consistent	Consistent	Consistent
Policy C/NR 3.4: Conserve and sustainably manage forests and woodlands.	Consistent	Consistent	Consistent	Consistent
Policy C/NR 3.5: Ensure compatibility of development in the National Forests in conjunction with the U.S. Forest Service Land and Resource Management Plan.	Consistent	Consistent	Consistent	Consistent
Policy C/NR 3.6: Assist state and federal agencies and other agencies, as appropriate, with the preservation of special status species and their associated habitat and wildlife movement corridors through the administration of the SEAs and other programs.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.7: Participate in inter-jurisdictional collaborative strategies that protect biological resources.	No conflict	No conflict	No conflict	No conflict
Site Sensitive Design				
Policy C/NR 3.8: Discourage development in areas with identified significant biological resources, such as SEAs.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.9: Consider the following in the design of a project that is located within an SEA, to the greatest extent feasible: <ul style="list-style-type: none"> • Preservation of biologically valuable habitats, species, wildlife corridors and linkages; • Protection of sensitive resources on the site within open space; • Protection of water sources from hydromodification in order to maintain the ecological function of riparian habitats; • Placement of the development in the least biologically sensitive areas on the site (prioritize the preservation or avoidance of the most sensitive biological resources onsite); • Design required open spaces to retain contiguous undisturbed open space that preserves the most sensitive biological resources onsite and/or serves to maintain regional connectivity; • Maintenance of watershed connectivity by capturing, treating, retaining, and/or infiltrating storm water flows on site; and • Consideration of the continuity of onsite open space with adjacent open space in project design. 	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.10: Require environmentally superior mitigation for unavoidable impacts on biologically sensitive areas, and permanently preserve mitigation sites.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.11: Discourage development in riparian habitats, streambeds, wetlands, and other native woodlands in order to maintain and support their preservation in a natural state, unaltered by grading, fill, or diversion activities.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 4.1: Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 13.8: Manage development in HMAs to protect their natural and scenic character and minimize risks from natural hazards, such as fire, flood, erosion, and landslides.	Consistent	Consistent	Consistent	Consistent
Policy C/NR 13.9: Consider the following in the design of a project that is located within an HMA, to the greatest extent feasible: <ul style="list-style-type: none"> • Public safety and the protection of hillside resources through the application of safety and conservation design standards; • Maintenance of large contiguous open areas that limit exposure to landslide, liquefaction and fire hazards and protect natural features, such as significant ridgelines, watercourses and SEAs. 	No conflict	No conflict	No conflict	No conflict

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts in conflicting with the goals and policies of the General Plan related to HMAs or SEAs. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling or solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently, the zoning and land use designations for the 11 districts under consideration for proposed revision allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements.

In regard to the HMAs, approximately 5 percent of the area of the Green Zone Districts is located with an area with a slope over 25 percent (Figure IV.F-1, *Slope*). The revisions to the proposed program would not revise any of the development requirements of the HMA. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines,⁵⁷ and the development standards proposed by the Green Zones Program are consistent with the goals of the HMA Ordinance (see Appendix B, *Initial Study*, Section 2.1, *Aesthetics*).

There are no SEAs within the Green Zone Districts. 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 proposed establishment of the Green Zone Districts are consistent with all of these policies (Table IV.F-2). Thus, the updated standards for existing industrial uses and the implementation of these measures would not conflict with the goals and policies of the General Plan related to HMAs or SEAs, despite Green Zone Districts' location with some HMAs.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses.

The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity to~~ adjacent to or adjoining legally-established existing industrial uses.

Some parcels affected by the New Sensitive Uses are located in areas with a slope over 25 percent (Figure IV.F-1). The revisions to the proposed program would not revise any of the development requirements of the Hillside Management Ordinance. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design

⁵⁷ 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>.

Guidelines,⁵⁸ and the development standards proposed by the Green Zones Program are consistent with the goals of the HMA Ordinance (see Appendix B, *Initial Study*, Section 2.1, *Aesthetics*).

Multiple SEAs overlap the boundaries of the New Sensitive Uses (Figure IV.B-2). However, the revisions to the proposed program would not revise any of the development requirements of the SEA program. Any development proposed in an SEA would be required to meet the requirements of the SEA Program.⁵⁹ 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 proposed revisions to the New Sensitive Uses are consistent with all of these policies (Table IV.F-2). Thus, the updated standards for existing industrial uses and the implementation of these measures would not result in impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs, despite their location with HMAs and SEAs.

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, would not result in significant impacts in regard to conflicting with the goals and policies of the General Plan related to HMAs or SEAs. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for implementation of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards.

Large areas of the parcels affected by the Recycling and Waste Management Revisions are located in areas with a slope over 25 percent (Figure IV.F-1) and multiple SEAs overlap the boundaries of this element of the Green Zones Program (Figure IV.B-2). However, the revisions to the proposed program would not revise any of the development requirements of the Hillside Management Ordinance. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines,⁶⁰ and the development standards proposed by the Green Zones Program are consistent with the goals of the HMA Ordinance (see Appendix B, *Initial Study*, Section 2.1, *Aesthetics*). Additionally, the proposed program takes HMAs and SEAs into account and contains provisions under the Recycling and Waste Management Revisions for specific uses not allowable in HMAs and/or SEAs, as well as in other natural resource areas. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. As a result of the Recycling and Waste Management Revisions, many parcels covered by the program will no longer allow pallet yards, Materials Recovery Facility (MRF) and Transfer Stations, Auto Dismantling or Scrap Metal Facilities, C&D or Inert Debris Processing Facilities, Chipping and Grinding or Mulching Facilities, Composting Facilities, and Combustion and non-combustion biomass conversion Facilities in SEAs, VHFHZ's, and areas subject to the Hillside Management Ordinance. Additionally, pallet yards, C&D or Inert Debris Processing Facilities, and Combustion and non-combustion biomass conversion Facilities would be prohibited from Agricultural Resource Areas (Table III.E-1). For example, 38 percent of the 31,349 parcels subject to this element are within VHFHZs and SEAs. The prohibition of these recycling and waste uses would not conflict with the goals and policies of HMAs or SEAs.

⁵⁸ 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>.

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

⁶⁰ 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>.

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 proposed Recycling and Waste Management Revisions are consistent with all of these policies (Table IV.F-2). Thus, while the Recycling and Waste Management Revisions are located within HMAs and SEAs and contain provisions relating to these areas, these revisions would not conflict with the goals and policies in the General Plan relating to HMAs and SEAs. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in regard to conflicting with the goals and policies of the General Plan related to HMAs or SEAs.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in regard to conflicting with the goals and policies of the General Plan related to HMAs or SEAs. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-1, 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 designated zones. These uses would be located on existing parking lots, and no new structures will be built.

Some parcels affected by the Supermarket Accessory Recycling Collection Centers revisions are located in areas with a slope over 25 percent (Figure IV.F-1). The revisions to the proposed program would not revise any of the development requirements of the Hillside Management Ordinance. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines,⁶¹ and the development standards proposed by the Green Zones Program are consistent with the goals of the HMA Ordinance (see Appendix B, *Initial Study*, Section 2.1, *Aesthetics*).

Multiple SEAs overlap the boundaries of the Supermarket Accessory Recycling Collection Centers revisions (Figure IV.B-2). However, the revisions to the proposed program would not revise any of the development requirements of the SEA program. Any development proposed in an SEA would be required to meet the requirements of the SEA Program.⁶² 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 proposed revisions to the Supermarket Accessory Recycling Collection Centers revisions are consistent with all of these policies (Table IV.F-2). Thus, these revisions would not conflict with the goals and policies in the General Plan relating to HMAs and SEAs, despite their location within HMAs and SEAs. Therefore, they would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in conflicting with the goals and policies of the General Plan related to HMAs or SEAs. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions are similar to existing conditions and would add minimal new requirements to current development including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and

⁶¹ 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>.

⁶² County of Los Angeles. SEA Ordinance. December 17, 2020. <http://file.lacounty.gov/SDSInter/bos/supdocs/142693.pdf>

enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

Some parcels affected by the Storage Enclosures for Recycling and Solid Waste revisions are located in areas with a slope over 25 percent (Figure IV.F-1). The revisions to the proposed program would not revise any of the development requirements of the Hillside Management Ordinance. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines,⁶³ and the development standards proposed by the Green Zones Program are consistent with the goals of the HMA Ordinance (see Appendix B, *Initial Study*, Section 2.1, *Aesthetics*).

Multiple SEAs overlap the boundaries of the Storage Enclosures for Recycling and Solid Waste revisions (Figure IV.B-2). However, the revisions to the proposed program would not revise any of the development requirements of the SEA program. Any development proposed in an SEA would be required to meet the requirements of the SEA Program.⁶⁴ 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 proposed revisions to the Storage Enclosures for Recycling and Solid Waste revisions are consistent with all of these policies (Table IV.F-2). Thus, these revisions would not conflict with the goals and policies in the General Plan relating to HMAs and SEAs, despite their location within HMAs and SEAs.

Therefore, the Storage Enclosures for Recycling and Solid Waste revisions would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs.

5. CUMULATIVE IMPACTS

Threshold F-1 Physically divide an established community?

The proposed program would result in no impacts to land use and planning in regard to the physical division of an established community; therefore, the proposed program would not contribute to cumulative impacts.

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?

The proposed program would not result in significant adverse cumulative impacts on the environment in regard to conflict with any County land use plan, policy, or regulation. As described in the impact analysis, the Green Zones Program is compatible with the County General Plan and other listed area and community plans and would not conflict with these plans' land use goals and policies. The specific ways in which the proposed program's elements fulfill the land use goals and policies are described in Table IV.F-1 and summarized below.

The Green Zone Districts has the potential to conflict with the County General Plan given the General Plan Amendment Revisions required in order to retain consistency with the County General Plan land use designations and County Municipal Zoning Code (Title 22). As part of the General Plan Amendment Revisions, 27 ~~28~~ parcels are proposed for a Title 22 zone designation would change from M-2 to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 ~~45~~ of the 27 ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed 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 would result in lower intensity industrial designations for these 27 ~~28~~ parcels (see Figure III.E-2). The purpose of the General Plan Amendment Revisions is to ensure that the current general plan and zoning designations are consistent with the revisions proposed 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. Additionally, the revisions to the General Plan include revisions to land use policies, and the inclusion of the EJSMS to an appendix to the General Plan. These policies and the EJSMS appendix have been included to ensure consistency with the revisions in Title 22.

⁶³ 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>.

⁶⁴ County of Los Angeles. SEA Ordinance. December 17, 2020. <http://file.lacounty.gov/SDSInter/bos/supdocs/142693.pdf>

The General Plan Amendment Revisions are not in conflict with the County General Plan nor Title 22; rather, these 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 proposed General Plan Amendment Revisions would lower the intensity of the industrial designation for 27 28 parcels, thereby lowering the intensity of their environmental impacts. In the way that these land use plans and policies have been adopted with the intention of avoiding and/or mitigating environmental impacts, the proposed program has been proposed for the same purpose of reducing environmental impacts. Thus, while the proposed program has the potential to be in conflict with the adopted County General Plan given that it proposes a zoning designation change for 27 28 parcels and a land use designation change for 14 15 of the 27 28 parcels, it would not be in conflict with the goals and policies which have been adopted for the purpose of environmental mitigation and avoidance. Furthermore, the proposed program would not result in significant adverse environmental effects as a result of this conflict. On the contrary, the Green Zone Districts would result in a net benefit for the environment.

The Green Zone Districts not only have no conflict with the County General Plan, but this element fulfills Goals LU 1, 2, 5, 7, 9 and 10, specifically Policies LU 5.10, 7.1, 7.2, 7.3, and 9.1 (see Table IV.F-1). Thus, rather than resulting in conflicts, the Green Zone Districts would increase land use compatibility.

The New Sensitive Uses restrictions not only have no conflict with the relevant land use plans, but this element fulfills Goals LU 1, 2, 5, 7, 9, 10, and 11 and Policies LU 5.7, 5.10, 7.1, 7.2, 7.3, and 9.1 in the County General Plan; Goals LU 2, 3, 5, and 6 and Policies LU 1.4 and 5.4 in the Antelope Valley Area Plan; and Goals LU 2, 3, 7, and 8, Objectives LU 2.1, 3.3, 7.5, and 7.6, and Policies LU 2.1.5 and 3.3.3 in the Santa Clarita Valley Area Plan (see Table IV.F-1). Thus, rather than resulting in conflicts, the New Sensitive Uses restrictions would increase land use compatibility.

The Recycling and Waste Management Revisions not only have no conflict with the relevant land use plans, but this element fulfills Goals LU 1, 2, 3, 5, 6, 7, 9, 10, and 11, Goal C/NR 3, and Policies LU 5.7, 6.1, 7.1, 7.2, 7.3, and 9.1 in the County General Plan; Goals LU 1, 2, 3, 5, and 6 and Policies LU 2.1, 2.2, 2.3, 3.2, and 3.4 in the Antelope Valley Area Plan; and Goals LU 2, 3, 7, and 8, Objective LU 3.3 and 7.6, and Policies LU 2.1.5, 3.3.3, and 7.6.1 in the Santa Clarita Valley Area Plan (see Table IV.F-1). Thus, rather than resulting in conflicts, the Recycling and Waste Management Provisions would increase land use compatibility.

The Storage Enclosures for Recycling and Solid Waste not only have no conflict with the relevant land use plans, but this element fulfills Goals LU 1, 2, 5, 7, 9, 10, and 11 and Policies LU 7.1, 7.2, 7.3, and 9.1 in the County General Plan; Goals LU 2, 3, and 6 in the Antelope Valley Area Plan; and Goals LU 2, 3, 7, and 8, Objective LU 3.3 and 7.5, and Policy LU 3.3.3 in the Santa Clarita Valley Area Plan (see Table IV.F-1). Thus, rather than resulting in conflicts, the Storage Enclosures for Recycling and Solid Waste would increase land use compatibility.

The proposed program would improve the health and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby sensitive uses. These sensitive uses include a variety of social, cultural, educational, civic, medical, and recreational facilities such as parks, schools, and hospitals. Reducing the environmental impacts and the health risks posed by nearby industrial, recycling and solid waste, and vehicle-related uses through development standards works towards environmental justice through equitable access to these facilities for all County residents.

A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses subject to the Green Zones Program. This equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a maximum reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

Assuming the case study project modeled in the HIA (Appendix D to the Draft PEIR) that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60

acres per year (43 permits × 1.39 acres).⁶⁵ This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is ~~134,564~~ 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of many various uses. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs, including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (ARAs) (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

The proposed project would not change the estimated buildout of the General Plan, as it would not increase the industrial or commercial land uses in the County, and the only land use designation change would be the amendment of ~~27~~ 28 parcels to lower intensity industrial zones and/or general plan designations. Rather, the proposed program would apply to the estimated buildout. The Green Zones Program, including each of its four elements, would apply to the development of these future industrial uses and has the potential to result in cumulative impacts. However, it has been determined that the proposed project would not result in significant adverse impacts on the environment in relation to land use and planning. Rather, given that the goals and policies of the County General Plan and related area plans were strategically developed to guide land use and planning in the County, the proposed program's demonstrated consistency with these plans shows that the Green Zones Program would result in increased land use compatibility and therefore contribute to a net positive benefit to land use and planning in the County.

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

The Green Zones Program would not result in significant adverse cumulative impacts in relation to conflicting with the goals and policies of the General Plan related to HMAs or SEAs. As stated in the Impact Analysis, approximately 5 percent of Element 1, Green Zone Districts, are located within an area with slope over 25 percent (Figure IV.F-1) and there are no SEAs within Element 1, Green Zone Districts (Figure IV.B-2). The remaining three elements, Element 2, New Sensitive Uses, Element 3, Recycling and Waste Management Revisions, and Element 4, Storage Enclosures for Recycling and Solid Waste Uses, contain large areas of the parcels located in areas with a slope over 25 percent (Figure IV.F-1) and multiple SEAs overlap their boundaries (Figure IV.B-2). Very large areas of the Green Zones Program parcels subject to Element 3, Recycling and Waste Management Revisions would be excluded from potential industrial development due to the prohibition of many various uses. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs, including pallet yards; MRF and Transfer Stations; Auto Dismantling or Scrap Metal Facilities; C&D or Inert Debris Processing Facilities; Chipping and Grinding or Mulching Facilities; Composting Facilities; and Combustion and non-combustion biomass

⁶⁵ Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/p039.php>

~~conversion Facilities from SEAs, VHFHSZs, and areas subject to the Hillside Management Ordinance~~ (Section III, Table III.E-1). For example, 38 percent of the 31,349 parcels subject to Element 3 of the Green Zones Program are within Very High Fire Hazard Areas and SEAs alone.

While the proposed program elements fall within multiple HMAs and SEAs, this does not constitute a significant adverse environmental impact, given that the proposed program contains provisions which protect HMAs and SEAs. The revisions to the proposed program would not revise any of the development requirements of the HMA. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines.⁶⁶ The proposed program elements would be minor additions to existing land uses already within SEAs or HMAs and would comply with the applicable program. ~~Additionally, the Recycling and Waste Management Revisions contain further protections for HMAs and SEAs by prohibiting the development of various high-intensity industrial land uses within these protected areas.~~

Finally, all four elements are consistent with the goals and policies adopted for SEA and HMA guidance in the Land Use Element and the Conservation & Natural Resources Element of the County General Plan (Table IV.F-2). The land use restrictions imposed by the Green Zones Program are consistent with the goals of HMAs and SEAs. Given that HMAs and SEAs have been adopted for the purpose of protecting natural resources and mitigating and avoiding environmental effects, the proposed program's consistency with these programs ensure that it would not result in significant adverse environmental impacts. Rather, the Green Zones Program would result in improved land use compatibility and a net benefit for the environment. Therefore, the proposed project would result in less than significant impacts in relation land use and planning and the consideration of mitigation measures is not required.

6. MITIGATION MEASURES

Implementation of the proposed program would result in less than significant impacts to land use and planning. Therefore, no mitigation measures are required.

7. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts to land use and planning would be less than significant, and there would be no need for mitigation.

⁶⁶ 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>.

IV. ENVIRONMENTAL IMPACT ANALYSIS

G. NOISE

1. INTRODUCTION

This section of the Program Environmental Impact Report (PEIR) evaluates the potential noise impacts associated with the implementation of the proposed Green Zones Program (proposed program) in accordance with the California Environmental Quality Impact (CEQA) Guidelines. The goal of this analysis is to identify the potential for significant impacts and to assess the feasibility of mitigation measures to avoid or minimize significant impacts related to noise, to a less than significant level. The scope of the analysis considers the potential for the proposed program to result in adverse effects to ambient noise levels including the potential for generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the program in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; generation of excessive groundborne vibration or groundborne noise levels; and whether the proposed program is located within the vicinity of an airstrip or airport land use plan.

Noise and vibration levels for the proposed program area were estimated using a case study project as detailed in the Programmatic Health Impact Assessment (HIA) prepared for the Green Zones Program (Appendix D to the PEIR). The types of heavy equipment that would likely be operated in during construction, operation, or maintenance of a prototypical facility as well as the new required development standards and improvements under the proposed program with the following general dimensions for setbacks, landscaping, and paved areas, in addition to the construction of small structures such as fencing, solid wall screenings, and enclosures, or other protective measures such as landscape barriers and air filtration systems were used as a basis for the noise analysis.

For the case study project, the following descriptive assumptions were made for analysis of noise impacts, consistent with the CalEEMod input data file and Air Quality analysis in the HIA and Section IV.A, *Air Quality*. The case study, including installation of appurtenant structures, was used as a basis to evaluate constraints within the program area in relation to noise.

- Three CalEEMod land uses were assigned comprising “General Light Industry,” “Other Asphalt Surfaces” (operations area), and “Other Non-Asphalt Surfaces” (landscaping).
- Parcel size is 75 meters \times 75 meters = 1.39 acres (60,550 square feet [ft²]).
- A minimum 5-foot (1.5-meter) setback from the property line for perimeter landscaping.
- A 10-foot (3-meter) high perimeter screening wall for visual effect and noise control (maximum wall length = 4 sides \times 72 meters per side = 288 meters).
- Wall equivalent 30-foot (9-meter) tall tilt-up building is $(72/3)^2 = 576$ square meters (m²) = 6,200 ft².
- Landscaped area = $[2 \times (75 \text{ meters} \times 1.5 \text{ meters}) + 2 \times (72 \text{ meters} \times 1.5 \text{ meters})] = 441 \text{ m}^2 = 4,750 \text{ ft}^2$.
- Paved operations area = $60,550 \text{ ft}^2 - 6,200 \text{ ft}^2 - 4,750 \text{ ft}^2 = 49,600 \text{ ft}^2$ (1.14 acres).

This section evaluates the potential impacts of the proposed program on noise through examination of ambient noise measurements for the program area based on available data from the County of Los Angeles General Plan EIR, modeling of anticipated noise level based on an anticipated construction scenario and standard equipment usage, evaluation of the consistency with the Noise Element of the County of Los Angeles General Plan, the County Noise Ordinance, and the U.S. Department of Transportation Federal Transit Administration’s (FTA’s) guidelines for assessing vibration impacts.

2. ENVIRONMENTAL SETTING

A. REGULATORY FRAMEWORK

(1) Federal

Noise Control Act

The adverse impacts of noise were officially recognized by the federal government in the Noise Control Act of 1972,¹ which serves three purposes:

- Promulgating noise emission standards for interstate commerce
- Assisting state and local abatement efforts
- Promoting noise education and research

The Office of Noise Abatement and Control (ONAC) was initially tasked with implementing the Noise Control Act. However, the ONAC has since been eliminated, leaving the development of federal noise policies and programs to other federal agencies and interagency committees. For example, the Occupational Safety and Health Administration (OSHA) agency prohibits exposure of workers to excessive sound levels. The FTA assumed a significant role in noise control through its various operating agencies. Surface transportation system noise is regulated by a host of agencies, including the FTA. Transit noise is regulated by the FTA, while freeways that are part of the interstate highway system are regulated by the Federal Highway Administration (FHWA). The federal government encourages local jurisdictions to use their land use regulatory authority to site new development to minimize potential noise impacts.

(2) State

Senate Bill (SB) 860

SB 860, which became effective January 1, 1976, directed the California Office of Noise Control within the State Department of Health Services to prepare the *Guidelines for the Preparation and Content of Noise Elements of the General Plan*.² One purpose of these guidelines was to provide sufficient information concerning the noise environment in the community so that noise could be considered in the land-use planning process. As part of this publication, Land Use Compatibility Standards were developed in four categories depicting the acceptability of noise levels for a variety of uses: Normally Acceptable, Conditionally Acceptable, Normally Unacceptable, and Clearly Unacceptable (Table IV.G-1, *Land Use Compatibility Matrix*). These categories were based on earlier work done by the U.S. Department of Housing and Urban Development.

¹ 42 U.S.C., Noise Control Act of 1972, § 4901-4918.

² California Department of Health Services, Office of Noise Control. February 1976. *Guidelines for the Preparation and Content of Noise Elements of the General Plan*. Contact: P.O. Box 942732 Sacramento, CA 94234-7320.

**TABLE IV.G-1
LAND USE COMPATIBILITY MATRIX**

Land Use Category	Community Noise Exposure (L _{dn} or CNEL, dB)					
	55	60	65	70	75	80
Residential - Low Density Single-Family, Duplex, Mobile Homes	Green	Green	Yellow	Yellow	Orange	Red
Residential - Multi-Family	Green	Green	Yellow	Yellow	Orange	Red
Transient Lodging - Motels Hotels	Green	Green	Yellow	Yellow	Orange	Red
Schools, Libraries, Churches, Hospitals, Nursing Homes	Green	Green	Yellow	Yellow	Orange	Red
Auditoriums, Concert Halls, Amphitheaters	Yellow	Yellow	Yellow	Yellow	Red	Red
Sports Arena, Outdoor Spectator Sports	Yellow	Yellow	Yellow	Yellow	Red	Red
Playgrounds, Neighborhood Parks	Green	Green	Green	Yellow	Orange	Red
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Green	Green	Green	Green	Orange	Red
Office Buildings, Business Commercial and Professional	Green	Green	Green	Yellow	Yellow	Orange
Industrial, Manufacturing, Utilities, Agriculture	Green	Green	Green	Green	Yellow	Orange
	Normally Acceptable - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.					
	Conditionally Acceptable - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply system or air conditioning will normally suffice.					
	Normally Unacceptable - New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.					
	Clearly Unacceptable - New construction or development should generally not be undertaken.					

SOURCE: Adapted from: Governor’s Office of Planning and Research. 2017. Website updated June 24, 2020. State of California General Plan Guidelines and Technical Advisories. Appendix D, Noise Element Guidelines, Figure 2. Available at: https://opr.ca.gov/docs/OPR_Appendix_D_final.pdf

The State has developed a land-use compatibility matrix for community noise environments that further defines four categories of acceptance and assigns community noise exposure level (CNEL) values to them. In addition, the State Building Code (Part 2, Title 24, California Code of Regulations) establishes uniform minimum noise insulation performance standards to protect persons within new hotels, motels, dormitories, long-term care facilities, apartment houses, and residential units other than detached single-family residences from the effects of excessive noise, including, but not limited to, hearing loss or impairment and interference with speech and sleep. Residential structures to be located where the CNEL or day-night average sound level (L_{dn}) is 60 A-weighted decibels (dBA)³ or greater are required to provide sound insulation to limit the interior CNEL to a

³ A-weighted decibels, or the relative loudness of sounds in air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced, compared with unweighted decibels, in which no correction is made for audio frequency. The sound level in decibels as

maximum of 45 dBA. An acoustic, or noise, analysis report prepared by an experienced acoustic engineer is required for the issuance of a building permit for these structures. Conversely, land use changes that result in increased noise levels at residences of 60 dBA or greater must be considered in the evaluation of impacts to ambient noise levels. The acceptability of ambient noise levels for a variety of uses is shown in Table IV.G-1, *Land Use Compatibility Matrix*). In addition, the State Guidelines for Noise Elements address the relationship between the enjoyment of open space and noise:

“Open Space—Excessive noise can adversely affect the enjoyment of recreational pursuits in designated open space. Thus, noise exposure levels should be considered when planning for this kind of open-space use. Conversely, open space can be used to buffer sensitive land uses from noise sources through the use of setbacks and landscaping. Open-space designation can also effectively exclude other land uses from excessively noisy areas.”

Ambient noise levels of 67 dBA or greater are normally unacceptable for playgrounds and neighborhood parks, while golf courses, riding stables, and water recreation areas are normally acceptable up to 70dBA (Table IV.G-1).

(3) Local

Los Angeles County Code of Ordinances

Noise

The County maintains the health and welfare of its residents with respect to noise through nuisance abatement ordinances and land use planning. The County Noise Control Ordinance, Title 12 of the County Code, was adopted by the Los Angeles County Board of Supervisors in 1977 “to control unnecessary, excessive, and annoying noise and vibration.” It declares that the purpose of the County policy is to “maintain quiet in those areas which exhibit low noise levels and to implement programs aimed at reducing noise in those areas within the county where noise levels are above acceptable values.”

On August 14, 2001, the Los Angeles County Board of Supervisors approved an ordinance amending Title 12 of the County Code to prohibit loud, unnecessary, and unusual noise that disturbs the peace and/or quiet of any neighborhood or that causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area. Regulations can include requirements for sound barriers, mitigation measures to reduce excessive noise, or the placement and orientation of buildings, and can specify the compatibility of different uses with varying noise levels (Table IV.G-2, *County of Los Angeles Community Noise Criteria*).

**TABLE IV.G-2
COUNTY OF LOS ANGELES COMMUNITY NOISE CRITERIA**

Noise Zone	Land Use of Receptor Property	Time	Noise Levels (dBA)				
			Std 1 L50 30 min/hr	Std 2 L25 15 min/hr	Std 3 L8.3 5 min/hr	Std 4 L1.7 1 min/hr	Std 5 L0 at No Time
I	Noise Sensitive	Anytime	45	50	55	60	65
II	Residential	10 p.m. – 7 a.m.	45	50	55	60	65
		7 a.m. – 10 p.m.	50	55	60	65	70
III	Commercial	10 p.m. – 7 a.m.	55	60	65	70	75
		7 a.m. – 10 p.m.	60	65	70	75	80
IV	Industrial	Anytime	70	75	80	85	90

SOURCE: Los Angeles County Code of Ordinances, Title 12, Chapter 8, Noise Control. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.08NOCO

In addition to the community noise criteria, the County codes establish interior noise standards for residential dwellings. According to Section 12.08.400 of the County Code, no person shall operate or cause to be operated within a dwelling unit, any source of sound, or allow the creation of any noise, which causes the noise level when measured inside a neighboring receiving dwelling to exceed the following standards:

measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

- Standard No. 1: The applicable interior noise level for cumulative period of more than 5 minutes in any hour; or
- Standard No. 2: The applicable interior noise level plus 5 dB for a cumulative period or more than one minute in any hour; or
- Standard No. 3: The applicable interior noise level plus 10 dB or the maximum measured ambient noise level for any period of time.

Section 12.08.440 of the County codes states that operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real property line, except for emergency work of public service utilities or by variance issued by the health office, is prohibited. If noise disturbance crosses a residential or commercial property line, the County has established maximum noise levels for both mobile and stationary equipment (Table IV.G-3, *County of Los Angeles Construction Noise Restrictions*).

**TABLE IV.G-3
COUNTY OF LOS ANGELES CONSTRUCTION NOISE RESTRICTIONS**

Time Frame	Single-Family Residential	Multifamily Residential	Semiresidential/ Commercial
Mobile equipment*			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m. (daytime)	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. (nighttime) and all day Sunday and legal holidays	60 dBA	64 dBA	70 dBA
Stationary equipment**			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m. (daytime)	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. (nighttime) and all day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

NOTES:

* = Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment.

** = Maximum noise levels for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment.

SOURCE: Los Angeles County Code of Ordinances, Title 12, Chapter 8, Noise Control.

The following exterior noise levels shall apply to all receptor properties within a designated noise zone:

Standard No. 1 shall be the exterior noise level which may not be exceeded for a cumulative period of more than 30 minutes in any hour. Standard No. 1 shall be the applicable noise level from subsection A of this section; or, if the ambient L50 exceeds the foregoing level, then the ambient L50 becomes the exterior noise level for Standard No. 1.

Standard No. 2 shall be the exterior noise level which may not be exceeded for a cumulative period of more than 15 minutes in any hour. Standard No. 2 shall be the applicable noise level from subsection A of this section plus 5 dB; or, if the ambient L25 exceeds the foregoing level, then the ambient L25 becomes the exterior noise level for Standard No. 2.

Standard No. 3 shall be the exterior noise level which may not be exceeded for a cumulative period of more than five minutes in any hour. Standard No. 3 shall be the applicable noise level from subsection A of this section plus 10 dB; or, if the ambient L8.3 exceeds the foregoing level, then the ambient L8.3 becomes exterior noise level for Standard No. 3.

Standard No. 4 shall be the exterior noise level which may not be exceeded for a cumulative period of more than one minute in any hour. Standard No. 4 shall be the applicable noise level from subsection A of this section plus 15 dB; or, if the ambient L1.7 exceeds the foregoing level, then the ambient L1.7 becomes the exterior noise level for Standard No. 4.

Standard No. 5 shall be the exterior noise level which may not be exceeded for any period of time. Standard No. 5 shall be the applicable noise level from subsection A of this section plus 20 dB; or, if the ambient L0 exceeds the foregoing level then the ambient L0 becomes the exterior noise level for Standard No. 5.

Title 12, Section 12.08.560, of the County Code of Ordinances provides criteria for construction-generated ground-borne vibration:

- Operating or permitting the operation of any device that creates vibration which is above the vibration perception threshold of any individual at or beyond the property boundary of the source if on private property, or at 150 feet (46 meters) from the source if on a public space or public right-of-way is prohibited. The perception threshold shall be a motion velocity of 0.01 in/sec over the range of 1 to 100 Hertz. Countywide in both urban and rural communities experience neighborhood disturbances, such as barking dogs, leaf blowers, garbage trucks, buses, back-up alarms, permanent amplified noise (i.e., PA systems) and automobile and motorcycle noise⁴. Urban residential areas are affected by commercial and industrial spillover noise, such as trucks making late night deliveries⁵ with the majority of all communities objected to noise generated by freeways and major arterials. Another major source of excessive noise in the county is airports. Title 21 of the California Code of Regulations establishes the maximum acceptable level of aircraft noise in proximity to residences, schools, hospitals, and places of assembly at 65 dB CNEL. The County's Airport Land Use Plan was adopted by the Airport Land Use Commission (ALUC) in 1991 and contains noise contours based on the state standards for all public use airports within Los Angeles County.⁶ Figure 11.1 shows these noise contours and includes updated noise contour data where available. Within the county, all communities experience some level of aircraft noise, with the greatest levels experience at residences and businesses that lie beneath the flight path of major airports, specifically the county's proximity to LAX, one of the busiest airports worldwide. Neighboring communities, including unincorporated Lennox and Del Aire, incorporate specific mitigation related to the noise impacts generated by aircraft on predominately lower density residential areas⁷.

County General Plan, Noise Element

Twelve policies are outlined in the County General Plan related to noise:⁸

Goal N-1: The reduction of excessive noise impacts.

- **Policy N 1.1:** Utilize land uses to buffer noise-sensitive uses from sources of adverse noise impacts.
- **Policy N 1.2:** Reduce exposure to noise impacts by promoting land use compatibility.
- **Policy N 1.3:** Minimize impacts to noise-sensitive land uses by ensuring adequate site design, acoustical construction, and use of barriers, berms, or additional engineering controls through Best Available Technologies (BAT).
- **Policy N 1.4:** Enhance and promote noise abatement programs in an effort to maintain acceptable levels of noise as defined by the Los Angeles County Exterior Noise Standards and other applicable noise standards.
- **Policy N 1.5:** Ensure compliance with the jurisdictions of State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code), such as noise insulation of new multifamily dwellings constructed within the 60 dB (CNEL or L_{dn}) noise exposure contours.
- **Policy N 1.6:** Ensure cumulative impacts related to noise do not exceed health-based safety margins.
- **Policy N 1.7:** Utilize traffic management and noise suppression techniques to minimize noise from traffic and transportation systems.
- **Policy N 1.8:** Minimize noise impacts to pedestrians and transit-riders in the design of transportation facilities and mobility networks.

⁴ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. *Los Angeles County 2035 General Plan*: Chapter 11: Noise Element. Available online at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch11.pdf

⁵ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. *Los Angeles County 2035 General Plan*: Chapter 11: Noise Element. Available online at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch11.pdf

⁶ County of Los Angeles Department of Regional Planning. 2020 (December 7, accessed date). *Los Angeles County Airport Land Use Commission (ALUC)* <https://planning.lacounty.gov/ALUC>

⁷ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. *Los Angeles County 2035 General Plan*: Chapter 11: Noise Element. Available online at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch11.pdf

⁸ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. *Los Angeles County 2035 General Plan*: Chapter 11: Noise Element. Available online at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch11.pdf

- **Policy N 1.9:** Require construction of suitable noise attenuation barriers on noise sensitive uses that would be exposed to exterior noise levels of 65 dBA CNEL and above, when unavoidable impacts are identified.
- **Policy N 1.10:** Orient residential units away from major noise sources (in conjunction with applicable building codes).
- **Policy N 1.11:** Maximize buffer distances and design and orient sensitive receptor structures (hospitals, residential, etc.) to prevent noise and vibration transfer from commercial/light industrial uses.
- **Policy N 1.12:** Decisions on land adjacent to transportation facilities, such as the airports, freeways and other major highways, must consider both existing and future noise levels of these transportation facilities to assure the compatibility of proposed uses.

B. EXISTING CONDITIONS

Ambient Noise Levels and County Noise Standards

Ambient Noise Levels

Presumed ambient noise levels for the proposed 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*,⁹ 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 (see Table IV.G-4, *Common Sound Levels and Loudness*).

**TABLE IV.G-4
COMMON SOUND LEVELS AND LOUDNESS**

dB(A)	Subjective Loudness	Source of Sound
130	Threshold of pain	Military jet aircraft take-off from aircraft carrier with afterburner at 50 feet
120	Uncomfortably loud	Turbo-fan aircraft at takeoff power at 200 feet; rock band
100	Very loud	Boeing 707 or DC-8 aircraft at 1 nautical mile (6,080 feet) before landing; jet flyover at 1,000 feet; Bell J-2A helicopter at 100 feet
90		Boeing 737 or DC-9 aircraft at 1 nautical mile before landing; power mower; motorcycle at 25 feet; car wash at 20 feet
80		High urban ambient sound; diesel truck at 40 mph at 50 feet; diesel train at 45 mph at 100 feet; passenger car at 65 mph at 25 feet; food blender; garbage disposal
70	Moderately loud	Living room music; radio or TV audio; vacuum cleaner
60		Air conditioning unit at 100 feet; dishwasher (rinse) at 10 feet; conversation
50	Quiet	Large transformers at 100 feet
40		Bird calls; lowest limit of urban ambient sound
20		Quiet living room
10	Just audible	Average whisper
0	Threshold of hearing	

SOURCE:

Adapted from: Federal Interagency Committee on Noise. August 1992. Federal Agency Review of Selected Airport Noise Analysis Issues.
Adapted from: Cowan, J.P. 1993. Handbook of Environmental Acoustics. John Wiley and Sons.

The County is impacted by a multitude of noise sources. Mobile sources, especially automobiles, trucks, and trains, are the most common and significant sources of noise in most communities and the predominant source of noise in the County. Major sources of transportation noise include a large number of highways and rail lines that traverse unincorporated areas. In addition, commercial, industrial, and institutional land uses (i.e., schools, fire stations, utilities) throughout the County generate stationary-source noise. On-Road Vehicles, the largest single source of community noise within the County, is the flow of traffic on major roadways. Motor vehicle noise is generated by engine vibrations, the interaction between tires and the road, and the exhaust

⁹ 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.

system. Reducing the average motor vehicle speed reduces the noise exposure of receptors adjacent to the road. Each reduction of five miles per hour reduces noise by about 1.3 dBA, and thus reduces exposure of noise on nearby sensitive receptors.

As shown in Table IV.G-4, energy-average (Leq) community noise levels are most often in the range of low-60s to low-70s dBA. Maximum (Lmax) sound levels and the similar intrusive sound levels (L10) can often reach into the mid- to upper-80s dBA; depending on the proximity to heavily traveled roadways and/or other, major noise sources.

The typical community noise environment is made up of background or “ambient noise,” and higher, “intrusive” levels of noise. In the unincorporated areas, the major sources of noise come from transportation systems, such as commercial and private airports, rail and bus networks, and the regional freeway and highway system. Other major sources of noise have historically been identified with industrial uses, such as manufacturing plants. A host of federal and regional agencies are tasked with addressing noise control and abatement in various capacities, depending on their jurisdiction, primarily related to transportation. This includes the Occupational Safety and Health Administration (OSHA), the U.S. Department of Transportation (DOT), the Federal Aviation Administration (FAA), the FTA, Federal Railroad Administration (FRA), the FHWA, and the County Airport Land Use Commission (ALUC).

Sensitive Receptors

Sensitive receptors include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities. These are areas where the occupants are more susceptible to the adverse effects of exposure to toxic chemicals, pesticides, and other pollutants (please see Section IV.D, *Hazards and Hazardous Materials*; Table IV.D-4, *Sensitive Receptors within 500 Feet of Program Parcels*).

When evaluating changes in 24-hour community noise levels, a difference of 3 dB is a barely perceptible increase to most people. A 5 dB increase is readily noticeable, while a difference of 10 dBA is generally perceived as a doubling of loudness. An increase in ambient noise levels between 7:00 p.m. and 7:00 a.m. of 5 dB, of between 7:00 a.m. and 7:00 p.m. of 10 dB would be considered to be a significant impact.

County Noise Ordinance

The County Noise Control Ordinance, Title 12 of the County Code, was adopted by the Los Angeles County Board of Supervisors in 1977 “to control unnecessary, excessive, and annoying noise and vibration.” It declares that the purpose of the County policy is to “maintain quiet in those areas which exhibit low noise levels and to implement programs aimed at reducing noise in those areas within the county where noise levels are above acceptable values” (Section 12.08.010).

On August 14, 2001, the Board of Supervisors approved an ordinance amending Title 12 of the County Code to prohibit loud, unnecessary, and unusual noise that disturbs the peace and/or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area. Regulations can include requirements for sound barriers, mitigation measures to reduce excessive noise, or the placement and orientation of buildings, and can specify the compatibility of different uses with varying noise levels (Table IV.G-5, *Los Angeles County Community Noise Criteria [dBA]*).

**TABLE IV.G-5
LOS ANGELES COUNTY COMMUNITY NOISE CRITERIA (dBA)**

Noise Zone	Land Use of Receptor Property	Time	Std 1 L50 30 min/hr	Std 2 L25 15 min/hr	Std 3 L8.3 5 min/hr	Std 4 L1.7 1 min/hr	Std 5 L0 at No Time
I	Noise Sensitive	Anytime	45	50	55	60	65
II	Residential	10 p.m. to 7 a.m.; 7 a.m. to 10 p.m.	45; 50	50; 55	55; 60	60; 65	65; 70
III	Commercial	10 p.m. to 7 a.m.; 7 a.m. to 10 p.m.	55; 60	60; 65	65; 70	70; 75	75; 80
IV	Industrial	Anytime	70	75	80	85	90

According to the County Code, mobile equipment shall not generate noise levels above 75 dBA for single-family residences, and stationary equipment shall not generate noise levels above 60 dBA for single-family residences during weekdays from 7:00 a.m. to 8:00 p.m. Furthermore, construction equipment may not operate between the hours of 7:00 p.m. and 7:00 a.m., Monday

through Saturday, or at any time on Sunday or holidays. The County has interior and exterior noise standards and curfews (Table IV.G-6, *Interior Noise Standards*; Table IV.G-7, *Exterior Noise Standards*; Table IV.G-8, *County of Los Angeles Construction Noise Restrictions*).

**TABLE IV.G-6
INTERIOR NOISE STANDARDS¹⁰**

Noise Zone	Designated Land Use	Time Interval	Allowable Interior Noise Level (dBA)
All	Multifamily	10 p.m. to 7 a.m.	40 dBA
	Residential	7 a.m. to 10 p.m.	45 dBA

**TABLE IV.G-7
EXTERIOR NOISE STANDARDS¹¹**

Noise Zone	Designated Noise Zone Land Use (Receptor Property)	Time Interval	Exterior Noise Level (dBA)
I	Noise-sensitive area	Anytime	45 dBA
II	Residential properties	10:00 p.m. to 7:00 a.m. (nighttime)	45 dBA

**TABLE IV.G-8
COUNTY OF LOS ANGELES CONSTRUCTION NOISE RESTRICTIONS**

Time Frame	Single-Family Residential	Multifamily Residential	Semiresidential/ Commercial
Mobile equipment*			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m. (daytime)	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. (nighttime) and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA
Stationary equipment**			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m. (daytime)	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. (nighttime) and all-day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

SOURCE: Los Angeles County Code of Ordinances, Title 12, Chapter 8, Noise Control.

* Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment.

** Maximum noise levels for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment.

Based on the findings of the EPA, and assuming a reasonable estimation of construction and operation scenario for rural or non-urban areas, it is anticipated that noise sensitive uses within the parcels that are zoned for single-family residential development would experience Ldn noise levels of 35–50 dB. Recent development and expansion of commercial and residential land use has increased the background levels once found in some areas to levels above 60 dBA. Furthermore, the EPA estimates that quiet suburban residential areas typically experience Ldn noise levels of 48–52 dBA, which is within the range of the County’s community noise criteria (see Table IV.G-2).

Furthermore, parcels zoned for sensitive uses within the Green Zones Program are located within and in the vicinity of developed and undeveloped agriculture zones; rural, urban, and mixed-use residential zones; and commercial, manufacturing, and industrial zones. Based on the community noise criteria, the County Code established noise standards for noise levels ranging from 45–60 dBA for noise sensitive uses at any given time. Based on a review of the geospatial data prepared for the proposed program, it is found that the areas subject to the proposed Green Zones Program would experience ambient Ldn noise levels consistent with the community noise criterion.

¹⁰ County of Los Angeles Municipal Code, Chapter 12.08 Noise Control.

https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.08NOCO_PT1GEPR

¹¹ County of Los Angeles Municipal Code, Chapter 12.08 Noise Control.

https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.08NOCO_PT1GEPR

Ambient Vibration Levels

Vibration is an oscillatory motion in terms of displacement, velocity, or acceleration. Vibration is typically measured as peak particle velocity (PPV) in inches per second. In this context, vibration refers to the minimum ground- or structure-borne motion that causes a normal person to be aware of the vibration by means such as, but not limited to, sensation by touch or visual observation of moving objects. The effects of ground-borne vibration include movements of the building floors that can be felt, rattling of windows, and shaking of items on shelves or hangings on the walls. In extreme cases, vibration can cause damage to buildings. The noise radiated from the motion of the room surfaces is called ground-borne noise (Table IV.G-9, *Typical Levels of Groundborne Vibration*). The vibration motion normally does not provoke the same adverse human reactions as the noise unless there is an effect associated with the shaking of the building. In addition, the vibration noise can only occur inside buildings. Similar to the propagation of noise, vibration propagated from the source to the receptor depends on the receiving building (i.e., the weight of the building), soil conditions, layering of the soils, the depth of groundwater table, and so forth. Under normal conditions with well-maintained asphalt, vibration levels are usually not perceptible beyond the road right-of-way.

**TABLE IV.G-9
TYPICAL LEVELS OF GROUNDBORNE VIBRATION**

Response	Velocity Level*	Typical Sources (at 50 feet)
Minor cosmetic damage of fragile buildings	100	Blasting from construction projects
Difficulty with tasks such as reading a video display terminal (VDT) screen	90	Bulldozers and other heavy tracked construction equipment
Residential annoyance, infrequent events	80	Rapid transit, upper range
Residential annoyance, frequent events	70	High speed rail, typical
Approximate threshold for human perception	60	Bus or truck, typical
	50	Typical background vibration

NOTE: * Root mean square (RMS) vibration velocity level in VdB relative to 10-6 inches/second

SOURCE: Nelson, J.T., and H.J. Saurenman. December 1983. State-of-the-Art Review: Prediction and Control of Ground-Borne Noise and Vibration from Rail Transit Trains. U.S. Department of Transportation, Urban Mass Transportation Administration, Report Number UMTA-MA-06-0049-83-4, DOT-TSC-UMTA-83-3.

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second and, in the U.S., is referenced as vibration decibels (VdB). The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources within buildings, such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne unincorporated areas of the County includes highway traffic, construction equipment, piling, and steel-wheeled trains. Solid waste and recycling facilities have been documented to cause occasional groundborne vibration as a result of piling and operation of heavy equipment.¹² If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. The County has received complaints from residents adjacent to landfill and recycling facilities, and oil and gas facilities regarding perceivable groundborne vibration, particularly in relation to truck traffic and operation of heavy equipment.

Public and Private Airports

There are 25 airports in the County. Of these, 10 are located within unincorporated areas of the County. Eighteen airports are within 2 miles of the parcels that would be subject to the Green Zones Program. These airports include Agua Dulce Airport, Goodyear Blimp Base, Quail Lake Sky Park, Hawthorne Municipal Airport, Bohunk's Airpark, Little Buttes Antique Airfield, Crystal Airport, Nichols Farms Airport, Brian Ranch Airport, Gray Butte Field, Zamperini Field (Torrance Airport), Compton/Woodley Airport, San Gabriel Valley Airport, General William J. Fox Airfield, Whiteman Airport, Los Angeles

¹²¹² Robert Sarsby. 2000. Environmental Geotechnics. "Table 2-4, Impacts of Waste Disposal." London: Thomas Telford Publishing.

International Airport (LAX), Los Angeles International Airport, and Long Beach Airport (Figure IV.D-2, *Airports within 2 miles of Project Location*).¹³

Of the 25 airports in the County, 15 are public use airports. within the boundaries of the County ALUC's jurisdiction. Five of these are County owned, nine are owned by other public entities, and one is privately owned. LAX, Palmdale Regional Airport, and William J. Fox Airfield in Lancaster also have airport influence areas that include portions of the unincorporated areas. Additionally, there are 11 private-use airstrips, one private-use seaplane base, and 138 heliports registered with the Federal Aviation Administration in Los Angeles County. Assembly Bill 2776, which went into effect January 1, 2004, defines an "airport influence area" as the area where airport-related factors "may significantly affect land uses or necessitate restrictions on those uses as determined by an airport land use commission." The California Public Utilities Code establishes airport land use commissions in every county to provide for the orderly development of air transportation and ensure compatible land uses around airports that are open to public use. According to the State Division of Aeronautics, the airport influence area is usually the planning area designated by an airport land use commission for each airport. The Los Angeles County ALUCP provides guidance related to the placement of land uses near the aforementioned airports. These recommendations are based on a variety of factors, including those related to noise, safety, and aircraft movement. In addition to the identification of land use compatibility issues, the ALUCP identifies notification disclosure areas around each airport.

3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to noise if it would result in:

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?

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

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?

4. IMPACT ANALYSIS

The potential for impacts to noise has been evaluated in relation to all proposed program elements that could result in environment impacts.

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?

Construction Noise

A basis for a reasonable estimation of construction and operation scenario impact analysis was prepared by using the most intense construction noise associated with improvements required pursuant to the proposed program, including the construction of small structures such as landscape barriers, fencing, solid wall screenings, enclosures, and air filtration systems. Noise impacts from construction of the proposed program would be a function of the noise generated by construction equipment, the location of the equipment, the timing and duration of the noise-generating construction activities, and the relative distance to noise sensitive receptors. Construction activities would generally include ground clearing, site grading for landscaping, other excavations, and building construction of small structures such as walls and enclosures (Table IV.G-10, *Typical Outdoor Construction Noise Levels*). Each phase of construction would involve the use of various types of construction equipment and would, therefore,

¹³ County of Los Angeles Enterprise Geographic Information Systems. Airports. 10/15/2018. Available at: <https://egis-lacounty.hub.arcgis.com/datasets/airports-1/data>

have its own distinct noise characteristics. To accurately characterize construction-phase noise levels, the average noise level associated with various phases of construction is calculated based on the quantity, type, and usage factors for each type of equipment that would be used during each construction phase. These noise levels are typically associated with multiple pieces of equipment operating simultaneously.

During each phase of construction, there would be a different mix of equipment operating, and noise levels would vary based on the amount of equipment in operation and the location of the activity. The EPA has compiled data regarding the noise generating characteristics of specific types of construction equipment during typical construction phases. This analysis was based on a reference distance of 50 feet and the EPA rating for each piece of equipment (Table IV.G-10). These noise levels would attenuate with distance from the construction site at a rate of approximately 6.0 dB per doubling of distance.

**TABLE IV.G-10
TYPICAL OUTDOOR CONSTRUCTION NOISE LEVELS**

Construction Phase	Noise Level (dBA Leq)	
	50 Feet	50 Feet with Mufflers
Ground clearing	84	82
Excavation, grading	89	86
Foundations	78	77
Structural, paving	85	83
Finishing	89	86

SOURCE: U.S. Environmental Protection Agency. 1971. Noise from Construction Equipment and Operation, Building Equipment and Home Appliances. PB 206717.

The excavation/grading phase and finishing phase of construction would generate the highest levels of noise. This is due in large part to the operation of heavy equipment, though it should be noted that only a limited amount of equipment would be operating near a given location at a particular time. Conversely, it is anticipated that the proposed program implementation would not involve the use of heavy equipment for construction activities resulting in excessive low frequency noise or groundborne vibration such as vibratory rollers, pile driving, and blasting or explosives. Base on a reasonable estimation of construction and operation scenario, construction noise levels could periodically reach 77 to 89 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.

Based on these noise levels, and the fact that noise attenuates from a point source at a rate of approximately 6.0 dBA per doubling of distance, the noise impacts on sensitive receptors can be determined by Equation 1 for noise attenuation over distance:

$$(1) \quad L_2 = L_1 - 20 \log_{10} \left(\frac{d_1}{d_2} \right)$$

Where

L_1 = known sound level at d_1

L_2 = desired sound level at d_2

d_1 = distance of known sound level from the noise source

d_2 = distance of the sensitive receptor from the noise source

Low frequency noise can occur from such sources as road vehicles, aircraft, industrial machinery, artillery and mining explosions, air movement machinery such as wind turbines, compressors, and ventilation or air-conditioning units. Operational noise from industrial facilities can include noise exposure levels generated by metal to metal facility operations within auto dismantling and recycling facilities that would handle metal material scrapping, recycling, crushing and waste disposal and can contribute to low frequency noise levels. Noise hazards in relation to worker safety requires the use of appropriate hearing protection such as earplugs, canal plugs, earmuffs, or other protective devices as required by OSHA's Occupational Noise Exposure standard, 29 CFR 1910.95 as articulated under the Occupational Safety and Health Administration (OSHA) U.S. Department of Labor, *Guidance for the Identification and Control of Safety and Health Hazards in Metal Scrap Recycling* for such industrial uses within the

proposed program area.¹⁴ Low frequency or C-weighted frequency attenuation is relatively less when compared to A-weighted sound levels over distance; thus, other avoidance measures such as the use of enclosures and barriers at noise sources are required to minimize low frequency noise exposure.¹⁵

Noise levels from a particular source decline as distance to the receptor increases. Other factors, such as the weather and reflecting or shielding, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level drops off by about 3 dB at acoustically “hard” locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dB at acoustically “soft” locations (i.e., the area between the source and receptor is earth or has vegetation, including grass). Noise from stationary or point sources drops off by about 6 dB for every doubling of distance at acoustically hard locations and 7.5 dB at acoustically soft locations. Noise levels may also be reduced by intervening structures. Generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The normal noise attenuation within residential structures with open windows is about 17 dB, while the noise attenuation with closed windows is about 25 dB.¹⁶

Element 1 – Green Zone Districts

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts to noise 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 45~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

Construction

The Green Zone Districts would result in significant and unavoidable impacts to noise 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; therefore, there would be less than significant impacts to ambient noise levels as a result of construction of improvements required to implement the improvements required pursuant to Element 1. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot

¹⁴ U.S. Department of Labor, Occupational Safety and Health Administration (OSHA). (2008). *Guidance for the Identification and Control of Safety and Health Hazards in Metal Scrap Recycling*. OSHA 3348-05 2008. <https://www.osha.gov/Publications/OSHA3348-metal-scrap-recycling.pdf>

¹⁵ U.S. Department of Labor, Occupational Safety and Health Administration (OSHA). 2013. (August 15, Updated) OSHA Technical Manual (OTM) | Section III: Chapter 5 - Noise https://www.osha.gov/dts/osta/otm/new_noise/

¹⁶ Transportation Research Board. 1976. National Cooperative Highway Research Report 174m Highway Noise: A Design Guide for Prediction and Control. Available at: http://onlinepubs.trb.org/Onlinepubs/nchrp/nchrp_rpt_174.pdf

radius of existing sensitive uses would 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 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 the proposed improvements within 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 use 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 proposed program elements would require standards for development over existing standards to reduce impacts on sensitive uses and to designate areas where specific uses are compatible within the county for development requiring more stringent standards and result in a net benefit. While the program would reduce operational impacts of uses within the program area once constructed (barriers, required setbacks, etc.) and would not induce the development of industrial uses in the program area, the proposed program would require development within the County to be developed in accordance with more stringent standards in relation to sensitive uses, new industrial uses thus, requiring installation of such structures as cinder block walls, fencing, landscape area, and setback, requiring the use of construction equipment within areas adjacent to sensitive uses. Ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would 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 noise reduction measures, avoidance and minimization measures for these types of developments would be 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. Thus, temporary construction would result in significant and unavoidable impacts to noise.

Operations

The Green Zone Districts would result in no significant impacts to noise 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 improvements, such as the barriers, enclosures, fencing, solid walls are intended to reduce the impacts on ambient noise levels for adjacent sensitive uses. The development standards include a variety of techniques although landscaping provide a minimal amount of noise attenuation, whereas solid barriers are the most effective noise attenuation tools. These barriers are expected to reduce noise at a reduction of 3dba audible change in noise and an approximate 3 dBA reduction in ambient noise levels in the vicinity of sensitive receptors.

Element 2 – New Sensitive Uses

The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III, construction activities associated with the implementation of the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a

place of worship, ~~in close proximity adjacent to or adjoining legally-established,~~ existing industrial, recycling or solid waste, or vehicle-related uses.

Construction

Element 2 of the proposed program would result in significant and unavoidable impacts to noise 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 more restrictive noise ordinance. The anticipated duration and range of construction phasing for the proposed improvements within 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. Construction equipment for the installation of barriers, fencing, landscaping, and other appurtenant structures would be minimal and would be a portion of equipment used for the construction of new uses within the program area. New sensitive uses would be required construct new building and structures in accordance with existing County standards for noise and vibration in relation to sensitive uses in the vicinity. The project would not induce the growth near industrial uses or parcels zoned for existing sensitive uses. The proposed program would require more stringency in development standards. 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 use equipment mufflers, noise blankets, noise baffles, noise barriers. While the program would reduce operational impacts of uses within the program area once constructed and would not induce the development of industrial uses in the program area, the proposed program would require development within the county to be developed in accordance with more stringent standards. However, ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would 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 noise reduction measures, avoidance and minimization measures for these types of developments would be feasible. However, development of Element 2 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. Thus, temporary construction would result in significant and unavoidable impacts to noise.

Operations

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to noise 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 more restrictive noise ordinance between the County Noise Ordinance or the city noise ordinance of the adjacent property. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The new development standards for New Sensitive Uses would not change the total number of parcels authorized for development but would instead specify enhancements to the existing development standards that are to be applied when a sensitive use is proposed to be developed within 500 feet to an industrial use. The improvements, such as the landscaping barriers, ~~enclosures, fencing,~~ and solid walls are intended to reduce the impacts on ambient noise levels for adjacent sensitive uses. These barriers are expected to reduce noise at a reduction of 3 dBA audible change in noise and an approximate 3 dBA reduction in ambient noise levels in the vicinity of sensitive receptors. However, implementation of the proposed program would only require minor routine maintenance and would not involve excessive noise activities.

Element 3 – Recycling and Waste Management Revisions

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-2). Countywide, pallet yards, recycling collection facilities, recycling processing

facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from Hillside Management Areas (HMAs), Significant Ecological Areas (SEAs), and Very High Fire Hazard Severity Zones (VHFHSZs). Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in Agricultural Resource Areas (ARAs).

The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with California Department of Resource Recycling and Recovery (CalRecycle) requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

Construction

The Recycling and Waste Management Revisions would not change the total number of parcels authorized for development but would instead specify enhancements to the existing development standards. The Recycling and Waste Management Revisions would require an applicant to obtain a CUP, which is subject to discretionary approval by the County. The discretionary approval is subject to CEQA, and such land use decisions are conditioned upon the applicant obtaining all necessary permits.

By assigning the highest potential noise level during construction at 89 dBA (L1) at a distance of 50 feet (d1), the distance at which construction activities would reach a maximum of 75 dBA (L2) and be below the County’s noise restrictions for sensitive uses and parcels zoned for single-family residences is approximately 250 feet (d2). The anticipated duration and range of construction phasing for the proposed improvements within 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 more restrictive noise ordinance between the County Noise Ordinance or the city noise ordinance of the adjacent property. 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. Further, the new development standards and/or more stringent entitlement process for future recycling and solid waste facilities that would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards, would be constructed similar to existing requirements already subject to current development standards (Table III.E-2). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from uses in HMAs, SEAs, and VHFHSZs.

~~Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Construction equipment used for the installation of Element 3 would be similar to those used in already designated uses areas to facilitate existing requirements already subject to current development standards construction of new uses within the program area.~~

The Green Zones Program does not exempt property owners from compliance with the County Noise Ordinance. However, while the proposed program would reduce operational impacts of uses within the program area once constructed and would not induce the development of industrial uses in the program area, the proposed program would require development within the county in accordance with more stringent standards. Ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would 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 noise reduction measures, avoidance and minimization measures for these types of developments would be feasible. However, development of Element 3 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. Thus, temporary construction would result in significant and unavoidable impacts to noise.

Operations

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to noise potentially significant impacts to noise 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 more restrictive noise ordinance between the County Noise Ordinance or the city noise ordinance of the adjacent property. The Recycling and Waste Management Revisions propose the construction of small structures, including landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses. The new development standards for Recycling and Waste Management Revisions would not change the total number of parcels authorized for development, but would instead specify enhancements to the existing development standards that are to be applied when a sensitive use is proposed to be developed. The potential improvements, such as the landscaping barriers, enclosures, fencing, solid walls are intended to reduce the impacts on ambient noise levels found within the areas subject to Element 3 and for adjacent sensitive uses. These barriers are expected to reduce noise at a reduction of 3 to 10 dBA audible change in noise and an approximate 3 to 10 dBA reduction in ambient noise levels in the vicinity of sensitive receptors dependent on materials usage for barrier construction.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to noise 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 more restrictive noise ordinance between the County Noise Ordinance or the city noise ordinance of the adjacent property. The new development standards for Supermarket Accessory Recycling Collection Centers of the Recycling and Waste Management Revisions would not change the total number of parcels authorized for development but would instead specify enhancements to the existing development standards. ~~The improvements, such as the landscaping barriers, enclosures, fencing, solid walls~~ development standards that address storage requirement, equipment, drop-off and loading areas, signage, lighting, and hours of operation are intended to reduce the impacts on ambient noise levels for adjacent sensitive uses. These barriers are expected to reduce noise at a reduction of 3 dBA audible change in noise and an approximate 3 dBA reduction in ambient noise levels in the vicinity of sensitive receptors.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

Construction

The new development standards for future storage enclosures for recycling and solid waste facilities, enclosures for trash receptacles and would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County, with the exception of residential land uses with less than 4 dwelling units per parcels, and would be constructed similar to existing requirements already subject to current development standards (Table III.E-2). Proposed standards under Element 4 for appurtenant structures would be developed in accordance with existing County standards for noise and vibration in relation to sensitive uses in the vicinity. The proposed program would not expand development of these uses or add parcels zoned for recycling and solid waste but, rather, would require more stringency in development standards. The anticipated duration and range of construction phasing for the potential improvements within 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 more restrictive noise ordinance between the County Noise Ordinance or the city noise ordinance of the adjacent property. 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. The Green Zones Program would not exempt property owners from compliance with the County Noise Ordinance. While implementation of Element 4 would reduce operational impacts of uses within the program area once constructed and would not induce the development within the program area, the development of ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would 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 noise reduction measures and avoidance and minimization measures for these types of developments would be feasible. However, development of Element 4 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. Thus, temporary construction would result in significant and unavoidable impacts to noise.

Operations

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to noise in relation to the generation of a 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. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. The improvements, such as the landscaping barriers, enclosures, fencing, solid walls are intended to reduce the impacts on ambient noise levels for adjacent sensitive uses. These barriers are expected to reduce noise at a reduction of 3 dBA audible change in noise and an approximate 3 dBA reduction in ambient noise levels in the vicinity of sensitive receptors, However, implementation of the proposed program would only require minor routine maintenance and would not involve excessive noise activities.

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

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second and, in the U.S., is referenced as vibration decibels (VdB). The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources within buildings, such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne unincorporated areas of the County includes highway traffic, construction equipment, piling, and steel-wheeled trains. Solid waste and recycling facilities have been documented to cause occasional groundborne vibration as a result of piling and operation of heavy equipment.¹⁷ If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. The County has received complaints from residents adjacent to landfill and recycling facilities regarding perceivable groundborne vibration, particularly in relation to truck traffic and operation of heavy equipment.

¹⁷ Robert Sarsby. 2000. Environmental Geotechnics. "Table 2-4, Impacts of Waste Disposal." London: Thomas Telford Publishing.

Construction activities can generate varying degrees of ground-borne vibration, depending on the construction procedures and the type of construction equipment used. Construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receptor buildings. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels.

Los Angeles County currently does not have significance thresholds to assess vibration impacts during construction. Therefore, the Federal Transit Administration (FTA) guidelines set forth in its technical manual, *Transit Noise and Vibration Impacts*, are utilized in determining the vibration impacts associated with the proposed program.¹⁸ The FTA measures building vibration damage in peak particle velocity (PPV) described in inches per second. The FTA establishes vibration criteria applicable to construction activities (Table IV.G-11, *FTA Construction Vibration Impact Criteria for Building Damage*). According to the FTA guidelines, a vibration criterion of 0.2 inch per second should be considered as the significant impact level for non-engineered timber and masonry buildings. Furthermore, structures or buildings constructed of reinforced-concrete, steel, or timber have vibration damage criteria of 0.50 inch per second pursuant to the FTA guidelines.

**TABLE IV.G-11
FTA CONSTRUCTION VIBRATION IMPACT CRITERIA FOR BUILDING DAMAGE**

Building Category	PPV (inches per second)
I. Reinforced-concrete, steel or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

NOTE: PPV = peak particle velocity.

SOURCE: Federal Transit Administration. May 2006. *Transit Noise and Vibration Impact Assessment*.

The proposed program would generate groundborne construction vibration during construction activities, where heavy construction equipment, such as haul trucks, would be used. The FTA has published standard vibration velocities for various construction equipment operations. The FTA has established typical vibration levels (in terms of inches per second PPV) at a reference distance of 25 feet, 50 feet, and 100 feet for construction equipment used during construction activities (Table IV.G-12, *Vibration Source Levels for Construction Equipment*).

**TABLE IV.G-12
VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT**

Equipment	PPV at 25 feet (inches per second)	PPV at 50 feet (inches per second)	PPV at 100 feet (inches per second)
Vibratory roller	0.210	0.074	0.026
Hoe ram	0.089	0.031	0.011
Large bulldozer	0.089	0.031	0.011
Caisson drilling	0.089	0.031	0.011
Loaded trucks (haul truck)	0.076	0.027	0.010
Jackhammer	0.035	0.012	0.004
Small bulldozer	0.003	0.001	0.000

NOTE: PPV = peak particle velocity.

SOURCE: Federal Transit Administration. May 2006. *Transit Noise and Vibration Impact Assessment*.

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. The most intense potential construction activities associated with the proposed program would include small structures such as landscape barriers, enclosures, walls and screenings, and air filtration systems and was used as the basis for a reasonable estimation of construction and operation scenario impact analysis.

¹⁸ Federal Transit Administration. May 2006. *Transit Noise and Vibration Assessment*. Washington, DC.

Element 1 – Green Zone Districts

In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 15~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the ~~permit requirement permitting requirements~~ to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to ~~an SPR Ministerial Site Plan Review~~ or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption

Construction

Green Zone Districts would result in significant and unavoidable impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing and allowable means and methods used for construction of appurtenant structures within the program area and would be subject to developed in accordance with existing County standards for noise and vibration, such that they would result in less than significant impacts to noise impacts in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

Vibration velocities from most heavy construction operations that would be used during construction of the proposed program would range from 0.001 to 0.074 inch per second PPV at a reference distance of 50 feet from the equipment (Table IV.G-4312). 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 FTA.¹⁹

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, truck routing to major arterials for transport, and loading in areas away from sensitive uses, where feasible. Large vibratory inducing equipment, such as vibratory rollers and large bulldozers, are not anticipated during construction of Element 1. While implementation of Element 1 would reduce operational impacts of uses within the proposed program area once constructed and would not induce the development within the proposed program area, the development of ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would 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 would be feasible. However, development of Element 1 within 25 feet of a sensitive use would be anticipated to continue 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, construction activities as a result of the implementation of development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in significant and unavoidable impacts in relation to generation of excessive groundborne vibration or groundborne noise levels.

¹⁹ Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

Operations

Implementation of the proposed program would require minor routine operation activities and maintenance. Based on a reasonable estimation of construction and operation scenario related to operation and maintenance, a haul truck traveling on a rough road surface would generate a ground-borne vibration level of 0.076 inch per second PPV at a distance of 25 feet from the haul truck (Table IV.G-4312). Therefore, the estimated ground-borne vibration level of 0.076 inch per second PPV due to the haul truck activities would be below the most stringent significance threshold of 0.12 inch per second PPV established by the FTA. In addition, the proposed program would reduce operational impacts of uses within the proposed program area once constructed. The proposed program would require development in accordance with more stringent standards in relation to sensitive uses and new industrial uses, thus requiring installation of such structures as cinder block walls, fencing, landscape area, and setback, to reduce impacts related to noise and vibration reducing vibration levels experienced in relation to truck trips on County ROW and adjacent uses.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels, and would result in a net benefit after construction as a result of greater stringency in development requirements to reduce current and future impacts on sensitive uses. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

Element 2 – New Sensitive Uses

The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III, construction activities for new sensitive uses would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste or vehicle-related uses.

Construction

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in significant and unavoidable impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. Vibration velocities from most heavy construction operations that would be used during construction of Element 2 are anticipated to range from 0.001 to 0.027 inch per second PPV at a reference distance of 50 feet from the equipment (Table IV.G-4312). 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 FTA.²⁰ Thus, 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 screenings, and open space, would result in significant and unavoidable impacts in relation to generation of excessive ground-borne vibration or ground-borne noise levels. While implementation of Element 2 would reduce operational impacts of uses within the proposed program area once constructed and would not induce development within the proposed program area, the development of ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be

²⁰ Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

feasible. Therefore, temporary construction would 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 would be feasible. However, development of Element 2 within 25 feet of a sensitive use would be anticipated to continue 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. Thus, temporary construction from implementation of new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in significant and unavoidable impacts in relation to generation of excessive groundborne vibration or groundborne noise levels.

Operations

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to vibration. Based on a reasonable estimation of construction and operation scenario, a haul truck traveling on a rough road surface would generate a ground-borne vibration level of 0.076 inch per second PPV at a distance of 25 feet from the haul truck (Table IV.G-4312). Therefore, the estimated ground-borne vibration level of 0.076 inch per second PPV due to the haul truck activities would be well below the most stringent significance threshold of 0.12 inch per second PPV established by the FTA. Thus, operation and maintenance activities associate with the implementation of 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 screenings, and open space, would not result in excessive ground-borne vibration or ground-borne noise levels. Therefore, the new development standards for New Sensitive Uses would result in would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

Element 3 – Recycling and Waste Management Revisions

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~

Construction

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in significant and unavoidable impacts to vibration during construction. Vibration velocities from most heavy construction operations that would be used during construction of the proposed program would range from 0.001 to 0.074 inch per second PPV at a reference distance of 50 feet from the equipment (Table IV.G-4312). 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 FTA.²¹ 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 Element 3 would reduce operational impacts of uses within the program area once constructed and would not induce development within the program area, the development of ministerial projects would be exempt from CUP requirements and, thus, would not require

²¹ Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction would 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 would be feasible. However, development of Element 3 within 25 feet of a sensitive use would be anticipated to continue 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, the development of Supermarket Accessory Recycling Collection Centers would result in significant and unavoidable impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

Operations

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant operational impacts to vibration. Less than significant impacts related to vibration would occur as a result of truck hauling, loading, and access, near sensitive receptors located 25 feet or farther from vibratory inducing uses such as waste management facilities. Truck trips, loading, and access routes located within 25 feet of existing sensitive uses during operations would require the implementation of avoidance measures such as reduced idling, truck routing to major arterials for transport, and loading in areas away from sensitive uses, where feasible. In addition, the use of concrete masonry walls would further reduce potential impacts related to vibration. Equipment related to the construction of walls, landscaping, and enclosures would be minimal in relation to vibratory effects in proximity to sensitive receptors. Installation of barriers and enclosures would further avoid potential impacts related to vibration near sensitive receptors adjacent to roadways and vibration would be further reduced by greater stringency in allowable truck hauling and operational hours. Truck trips, loading, and access routes would be adjusted through project design features to reduce impacts and avoid residential and arterial streets. Therefore, the ~~Supermarket Accessory Recycling Collection Centers~~ Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in significant and unavoidable impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions would add additional requirements to current development standards including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

Construction

The Storage Enclosures for Recycling and Solid Waste Revisions would result in significant and unavoidable impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. 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 FTA.²² 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, truck routing to major arterials for transport, and loading in areas away from sensitive uses, where feasible. While implementation of Element 4 would reduce operational impacts of uses within the program area once constructed and would not induce development within the program area, the development of ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction

²² Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

would 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 would be feasible. However, development of Element 4 within 25 feet of a sensitive use would be anticipated to continue 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, the development of Storage Enclosures for Recycling and Solid Waste Revisions would result in significant and unavoidable impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

Operations

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels during operations. Implementation of the proposed program would require minor routine operation activities and maintenance.

Less than significant impacts related to vibration would occur, as a result of truck hauling, loading, and access, near sensitive receptors located 25 feet or farther from vibratory inducing uses such as waste management facilities. In addition, the use of concrete masonry walls would further reduce potential impacts related to vibration for landscaping. Equipment related to the construction of walls, landscaping, and enclosures would be minimal in relation to vibratory effects in proximity to sensitive receptors. Construction of barriers and enclosures would further avoid potential impacts related to vibration near sensitive receptors adjacent roadways and would be further reduced by greater stringency in allowable truck hauling and operational hours. In addition, the proposed program would reduce operational impacts of uses within the program area once constructed. The proposed program would require development in accordance with more stringent standards in relation to storage requirements including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation, and would not require the use of equipment causing vibration or ground-borne noise impacts. Thus, impacts a result of the operation phase of the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to ground-borne vibration or ground-borne noise levels once operational.

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?

Implementation of the proposed program would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. There are 25 airports in Los Angeles County. Of these, 10 are located within unincorporated areas of the County. 18 of the 25 airports are within 2 miles of the parcels that would be subject to the Green Zones Program. These airports include Agua Dulce Airport, Goodyear Blimp Base, Quail Lake Sky Park, Hawthorne Municipal Airport, Bohunk's Airpark, Little Buttes Antique Airfield, Crystal Airport, Nichols Farms Airport, Brian Ranch Airport, Gray Butte Field, Zamperini Field (Torrance Airport), Compton/Woodley Airport, San Gabriel Valley Airport, General William J. Fox Airfield, Whiteman Airport, Los Angeles International Airport (LAX), Los Angeles International Airport, and Long Beach Airport (see Section IV.D, *Hazards and Hazardous Materials*, Figure IV.D-4, *Airports within 2 miles of Project Location*).²³

Element 1 – Green Zone Districts

Element 1 would not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development in the vicinity of an airport or airport land use over existing zoning and land use designation for development provide in the County's General Plan. Development within the green zones district would be subject to internal noise standards for development and adhere to noise reduction methods for residential, commercial, and industrials uses as required, in addition to standards included in the proposed program. Further, the

²³ County of Los Angeles Enterprise Geographic Information Systems. October 15, 2018. Airports. <https://egis-lacounty.hub.arcgis.com/datasets/airports-1/data>

proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. The proposed program would not induce the new development or development of new sensitive uses within 2 miles of airports or within an airports land use plan or rezone existing land uses in the vicinity of airports for new sensitive uses. Further, the proposed program includes new standards of development within the program area. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. There are 25 airports in Los Angeles County. Of these, 10 are located within unincorporated areas of the County. 18 of the 25 airports are within 2 miles of the parcels that would be subject to the Green Zones Program. The proposed program would not induce the new development or development of new sensitive uses within 2 miles of airports or within an airports land use plan or rezone existing land uses in the vicinity of airports for new sensitive uses. Further, the proposed program includes new standards of development within the program area. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels.

Element 2 – New Sensitive Uses

Element 2 would not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. ~~In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement.~~ The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels. The proposed program would not induce the new development or development of new sensitive uses within 2 miles of airports or within an airports land use plan or rezone existing land uses in the vicinity of airports for new sensitive uses. Further, the proposed program includes new standards of development within the program area.

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, would not result in significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. The proposed program would not induce the new development or development of new sensitive uses within 2 miles of airports or within an airports land use plan. Further, the proposed program includes new standards of development within the program area to reduce existing and potential impacts related to industrial and non-compatible uses within the vicinity of sensitive receptors. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels.

Element 3 – Recycling and Waste Management Revisions

Element 3 would not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed program area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses. Further, the

proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels. Therefore, the Recycling and Waste Management Revisions would have less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

Supermarket Accessory Recycling Collection Centers would not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

Element 4 would not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would

be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed program area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels.

5. CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method No. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, the PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, the PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger County region surrounding it.

A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses subject to the Green Zones Program. This equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a maximum reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

Assuming the case study project modeled in the Draft Programmatic Health Impact Assessment (HIA; Appendix D to the Draft PEIR) that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits \times 1.39 acres).²⁴ This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is 134,564 ~~134,576~~. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

²⁴ Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

Additionally, very large areas of the Green Zones Program parcels subject to Element 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of ~~many various uses. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs; including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and areas subject to the Hillside Management Ordinance. Additionally, pallet yards; C&D or inert debris processing facilities; and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas~~ (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*).

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?

The Green Zones Program would not be expected to contribute incrementally towards cumulatively significant impacts with related projects in the County to impacts on temporary or permanent ambient noise levels. Implementation of the proposed program would 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 program in excess of standards established in the County General Plan or Noise Ordinance (Los Angeles County Code, Title 12, Chapter 12.08), in relation to temporary noise during construction. While impacts in relation to temporary noise during construction would be significant and unavoidable, the proposed improvements would not be anticipated to result in cumulative impacts over the course of projected program phasing. Noise impacts are based on the vicinity of which the project lies, and noise attenuation, or dampening of sound, results in lower sound levels at a greater distance from the noise source (such as construction activities from the proposed program and projects in the vicinity) to sensitive receptors. A project's noise impact to sensitive receptors would be reduced if the distance between source and receptor were increased from 50 to 250 feet, depending on the type of equipment used. Noise impacts would be experienced near construction activities and maintenance and operational activities where machinery and equipment are used in the vicinity of sensitive receptors; however, noise levels are not accumulated or quantified by additional equipment. Instead, noise levels are averaged a-weighted levels experienced by the highest noise source and attenuated over distance. As the majority of the proposed program area is located within highly urbanized areas, the construction of the proposed program would result in temporary noise levels in excess of existing ambient noise levels in the vicinity of residential and other sensitive uses. However, these temporary levels would be reduced to below the level of significance with the implementation of project design features and avoidance measures such as noise mufflers, blankets, baffles, and sound walls, pursuant to the Noise Ordinance, would reduce noise impacts to below the level of significance to acceptable noise levels in the vicinity of sensitive receptors. In addition, projects within the County would be required to comply with the County's Noise Ordinance for ambient noise levels during construction and operation. In rural areas, where waste and recycling and barriers would be implemented, the noise impacts would be less significant than in urbanized areas.

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

The Green Zones Program would not be expected to contribute incrementally towards cumulatively significant impacts with related projects in the County to impacts on groundborne vibration and noise levels. While implementation of the proposed program would significant and unavoidable impacts in relation to generation of excessive groundborne vibration or groundborne noise levels as a result of temporary construction activities, impacts are not expected to result in a cumulative impact. A cumulative noise impact would occur if construction and operation associated with both the proposed program and adjacent regional land use projects, such as those identified in the County General Plan and SCAG RTP, would exceed the vibration compatibility guidelines and Section 12.08.560, Vibration, of the County's Noise Ordinance. Vibration impacts would be experienced near construction activities and maintenance and operational activities where machinery and equipment are used in the vicinity of sensitive receptors. Truck trips, loading, and access routes would be adjusted through project design features pursuant to the County's Noise Ordinance, which would include a Traffic Management Plan and the use of equipment mufflers, sound blankets and baffles, and sound walls, to reduce impacts and avoid residential and arterial streets. The proposed program would not include the use of multiple groundborne vibration producing equipment concurrently during implementation, and

thus would not result in a cumulative effect in relation to groundborne vibration or noise levels within the program area. The groundborne vibration producing equipment used during construction of specific projects, which could include the use of jackhammer and truck hauling in short duration, would be temporary and would not result in long durations. Therefore, projects associated with the proposed program would not contribute to cumulatively considerable impacts in relation to the generation of excessive groundborne vibration or groundborne 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?**

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts regarding air strips or airport land use plans. Implementation of the proposed program would result in less than significant impacts in relation to exposure of people residing or working in the program area to excessive noise levels due to being located within the vicinity of a private airstrip or an airport land use plan. While there are nine public use and private use airports located within 2 miles of the proposed Green Zones Program area, the proposed program would involve construction landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses pursuant to the County's Noise Ordinance. The proposed program would not involve inducing development of employment of housing in areas within the program area but rather involve greater stringency in development standards and requirements for proposed development and new sensitive uses, in addition to reducing placement of incompatible uses in areas to avoid impacts on sensitive uses. In addition, the proposed program would not result in cumulative impacts related to inducing development of employment or housing or result in the development of incompatibility uses within the vicinity of a private airstrip or within an airport land use plan area. The proposed program would not result in exposure of residents to excessive noise levels from a public airport or airstrip. Therefore, projects associated with the proposed program would not contribute to a cumulatively considerable impact due to public and private airports.

6. MITIGATION MEASURES

No feasible mitigation measures have been identified that would be capable of reducing noise and groundborne vibration impacts to below the level of significance.

7. LEVEL OF SIGNIFICANCE AFTER MITIGATION

No feasible mitigation measures have been identified for impacts in relation to temporary or permanent ambient noise levels. Impacts would be significant and unavoidable.

No feasible mitigation measures have been identified for impacts in relation to groundborne vibration and noise levels. Impacts would be significant and unavoidable.

No mitigation would be required in relation to air strips or airport land use plans. Impacts would be less than significant.

IV. ENVIRONMENTAL IMPACT ANALYSIS

H. TRIBAL CULTURAL RESOURCES

1. INTRODUCTION

This analysis is undertaken to determine if the Green Zones Program (proposed program) may have a significant impact to tribal cultural resources in accordance with the State California Environmental Quality Act (CEQA) Guidelines.¹ The goal of this analysis is to identify potential significant impacts and assess the feasibility of mitigation measures to avoid or minimize significant impacts related to tribal cultural resources to a level of less than significant. This analysis of tribal cultural resources has been prepared as an information disclosure document for the public, stakeholders, and other agencies, and to support the County of Los Angeles (County) in their capacity as the Lead Agency pursuant to CEQA. As identified through the scoping process, the County has the sole discretionary land use with respect to the proposed program and will use this Program Environmental Impact Report (PEIR) to inform their decision-making process. The scope of the analysis considers the potential for the proposed program to adversely affect tribal cultural resources.

The analysis in this section is based on all of the following sources: 75 U.S. Geological Survey (USGS) 7.5-minute series topographical quadrangles that cover the area affected by the proposed program, a review of the Sacred Lands File (SLF), and the Conservation and Natural Resources Elements of the Los Angeles County General Plan 2035.² Additionally, a geographic information system (GIS) was utilized to overlay the program area with known tribal cultural resources recorded in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the Los Angeles County Register of Landmarks and Historic Districts (County Register) to identify the potential for improvement required pursuant to the proposed program to result in impacts to recorded resources. In addition, GIS was utilized to overlay the program area with USGS topographic maps to determine the presence of known cemeteries and to assess the potential to encounter human remains, including tribal cultural resources (see Section IV.C *Cultural Resources*). The PEIR includes a list of commonly used abbreviations, acronyms, and working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

2. ENVIRONMENTAL SETTING

A. REGULATORY FRAMEWORK

(1) Federal

Archaeological Resources Protection Act

The Archaeological Resources Protection Act of 1979 regulates the protection of archaeological resources and sites that are on federal lands and Native American lands

National Historic Preservation Act of 1966

Enacted in 1966, the National Historic Preservation Act (NHPA; Public Law 89-665; 16 USC 470 et seq.) declared a national policy of historic preservation and instituted a multifaceted program, administered by the National Park Service (NPS), to encourage the achievement of preservation goals at the federal, state, and local levels. The NHPA authorized the expansion and maintenance of the NRHP, established the position of State Historic Preservation Officer (SHPO), provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the purposes of the NHPA, assisted Native American tribes to preserve their cultural heritage, and created the Advisory Council on Historic Preservation (ACHP). Section 106 of the NHPA states that federal agencies with direct or indirect jurisdiction over federally funded, assisted, or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in, or eligible for inclusion in, the NRHP, and that the ACHP must be afforded an opportunity to comment, through a process outlined in 36 Code of Federal Regulations (CFR) Part 800 on such undertakings.

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

The NPS administers two federal recognition programs: the NRHP and the National Historic Landmarks (NHL) Program.

Section 106

Section 106 of the NHPA states that federal agencies with direct or indirect jurisdiction over federally funded, assisted, or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in or eligible for inclusion in the NRHP and that the ACHP must be afforded an opportunity to comment—through a process outlined in the ACHP regulations, in 36 CFR Part 800—on such undertakings. The Section 106 process involves identification of significant historic resources within an “area of potential effect,” determination if the undertaking will cause an adverse effect on historic resources, and resolution of those adverse effects through execution of a Memorandum of Agreement. In addition to the ACHP, interested members of the public—including individuals, organizations, and agencies, such as the California Office of Historic Preservation (OHP)—are provided with opportunities to participate in the process.

NRHP

Working with State Historic Preservation Offices, Tribal Historic Preservation Offices, and Federal Preservation Offices, the NPS maintains the NRHP. This is the official list of properties that are deemed worthy of preservation. Properties listed in the NRHP tell stories that are important to a local community, the citizens of a specific state, or all Americans. Properties listed in the NRHP may be owned by private individuals, universities, nonprofits, governments, and/or corporations.

The NRHP was established by the NHPA of 1966 as “an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.” The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following four criteria:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: It is associated with the lives of persons who are significant in our past.
- Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

Cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, and properties that are primarily commemorative in nature are not considered eligible for the NRHP unless they satisfy certain conditions. In general, a resource must be at least 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance.

NHL Program

The NPS also administers the NHL Program. Properties designated as NHLs tell important stories related to the history of the nation overall. These properties must also possess a high level of historic integrity. All properties designated NHLs are automatically included in the NRHP.

Native American Graves Protection and Repatriation Act of 1990

The Native American Graves Protection and Repatriation Act (NAGPRA; Public Law 101-601; 25 U.S. Code [USC] 3001–3013) provides the protection and repatriation of Native American human remains, funerary objects, sacred objects, and objects of cultural patrimony that are excavated or discovered on federal or tribal lands, or that are in the possession or control of Federal agencies or museums and institutions that receive federal funds. It applies if human remains of Native American origin are discovered on federal land. NAGPRA requires federal agencies and federally assisted museums to return “Native American cultural items” to the federally recognized Indian tribes or Native Hawaiian groups with which they are associated. Regulations

(43 CFR Part 10) stipulate the following procedures be followed. If Native American human remains are discovered, the following provisions would be followed to comply with regulations:

- Notify, in writing, the responsible federal agency.
- Cease activity in the area of discovery and protect the human remains.
- Certify receipt of the notification.
- Take steps to secure and protect the remains.
- Notify the Native American tribes or tribes likely to be culturally affiliated with the discovered human remains within one working day.
- Initiate consultation with the Native American tribe or tribes in accordance with regulations described in 43 CFR, Part 10, Subpart B, Section 10.5.

Under NAGPRA,

- (1) “Burial site” is defined as “any natural or prepared physical location, whether originally below, on, or above the surface of the earth, into which as a part of the death rite or ceremony of a culture, individual human remains are deposited.”
- (2) “Cultural affiliation” is defined as “a relationship of shared group identity which can be reasonably traced historically or prehistorically between a present day Indian tribe or Native Hawaiian organization and an identifiable earlier group.”

Additionally, NAGPRA establishes that a person who knowingly discovers Native American cultural items on federal or tribal lands is required to inform the Secretary of the Interior, who shall subsequently contact the appropriate group, determined to be the most likely descendant of the deceased for which the cultural items are believed to have belonged to.

(2) State

Section 15064.5(a)(3)(D) of the State CEQA Guidelines generally defines archaeological resources as any resource that “has yielded, or may be likely to use, information important in prehistory or history.” If an archaeological resource is discovered during construction activities, work in the area would cease and deposits would be treated in accordance with applicable federal, State, and local guidelines, including those set forth in California Public Resources Code (PRC) Section 21083.2. Any discovery of human remains would be treated in accordance with Section 5097.98 of the PRC and Section 7050.5 of the Health and Safety Code (HSC).

California Coastal Act of 1976

Enacted in 1976, the California Coastal Act (PRC Section 30000–30265.5, Division 30116) specifies the protection of archaeological resources identified in the California Coastline and Recreation Plan or as designated by the SHPO into Land Conservation Plans that regulate land uses within the coastal zone. The California Coastal Act defines a “coastal zone” as the area of the State that extends from the Oregon border to the Mexican border and then extends 3 miles seaward and generally about 1,000 yards inland. In generally undeveloped areas, the coastal zone extends to a maximum of 5 miles inland from mean high tide line. In developed urban areas, the coastal zone extends substantially less than 1,000 yards inland.

HSC Sections 7050, 8010–8011, and 18950–18961

The California Native American Graves Protection and Repatriation Act of 2001 (HSC 8010-8011) was established in 2001 to provide a seamless and consistent state policy to ensure California Native American human remains and cultural items be treated with dignity and respect. This act aligns with the provisions set forth in the NAGPRA.

Consistent with the provisions of Section 50907.9 of the PRC, Section 7050 of the Health and Safety Code authorizes the Native American Heritage Commission (NAHC) to regulate Native American concerns regarding the excavation and disposition of Native American cultural resources. Among its duties, the NAHC is authorized to resolve disputes relating to the treatment and disposition of Native American human remains and items associated with burials. Upon notification of the discovery of human remains by a county coroner, the NAHC notifies the Native American group or individual most likely descended from the deceased.

PRC Section 21080.3.1

As stated in PRC Section 21080.3.1(a), the Legislature finds and declares that California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources and an area that has cultural value. According to Section 21074(a), “Tribal cultural resources” can be sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe.

CRHR

The NHPA called for the creation of a state agency to implement provisions of the law, including the preparation of a comprehensive historic preservation plan and a statewide survey of historical resources. PRC Section 5024 established the OHP, the CRHR, and the California Historical Resources Commission and established guidelines for documenting and evaluating properties and conducting surveys.³ The SHPO is the appointed official responsible for the operation and management of the OHP, as well as long-range preservation planning. The State Historical Resources Commission has designed the CRHR program for use by state and local agencies, private groups, and citizens to identify, evaluate, register, and protect California’s historical resources.⁴

The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. The criteria for eligibility for the CRHR are based upon NRHP criteria. The four eligibility criteria are as follows:

- Criterion 1: Associated with events that have made a significant contribution to the broad pattern of California’s history and cultural heritage;
- Criterion 2: Associated with the lives of persons important in our past;
- Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method construction, or represents the work of an important creative individual, or possesses high artistic value; or
- Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the CRHR must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

The CRHR consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The CRHR automatically includes the following:

- California properties listed in the NRHP (Category 1 in the State Inventory of Historical Resources) and those formally determined eligible for listing in the NRHP (Category 2 in the California Historical Resource Inventory System [CHRIS])
- California Registered Historical Landmarks from No. 077 and up
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the CRHR

Other resources that may be nominated for listing in the CRHR include:

- Historical resources with a significance rating of Categories 3 through 5 in CHRIS (Categories 3 and 4 refer to potential eligibility for the NRHP, while Category 5 indicates a property with local significance)
- Individual historical resources

³ State of California, Office of Historic Preservation. n.d. PRC 5024 & 5024.5 – State Agency Compliance. Available at: https://ohp.parks.ca.gov/?page_id=27964

⁴ State of California, Office of Historic Preservation. n.d. About the Office of Historic Preservation. Available at: https://ohp.parks.ca.gov/?page_id=27961

- Historical resources contributing to historic districts
- Historical resources designated or listed as a local landmark

PCR Section 5097.98

PCR Section 5097.98 establishes protocols to be followed in the event of encountering human remains. The most likely descendant is required to be notified and may examine to burial and recommend methods for the disposition of human remains and burial goods in a dignified manner.

Senate Bill 18 (SB 18)

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.

Assembly Bill 52 (AB 52)

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 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.

California Natural Resources Agency (CNRA) Policy Directive on Tribal Consultation

The directive was issued in 2012 by the Secretary of the CNRA and consists of five areas of implementation to work in tandem with existing laws and regulations:

- Outreach
- Tribal Liaisons
- Tribal Liaison Committee
- Access to Contact Information
- Training

(3) Local

County General Plan

The Conservation and Natural Resources Element (Chapter 9) of the County General Plan acknowledges the potential for tribal cultural resources to be adversely affected, as a result of incompatible land uses and development of extant sites, or locations immediately adjacent to extant cultural resources, including tribal cultural resources. Officially recognized tribal cultural resources are considered to be integral parts of the built and natural environment that are addressed during the project planning and design process. The County has established three General Plan policies that are relevant to the consideration and evaluation of tribal cultural resources:

Policy C/NR 14.1: Mitigate all impacts from new development on or adjacent to historic, cultural, and paleontological resources to the greatest extent feasible.

Policy C/NR 14.4: Ensure proper notification procedures to Native American tribes in accordance with SB 18 (2004).

Policy C/NR 14.6: Ensure proper notification and recovery processes are carried out for development on or near historic, cultural, and paleontological resources.⁵

Industrial use areas are typically situated in highly urbanized areas and have been subject to heavy disturbance resulting from land development and other human activities. Exact depth of ground disturbance is unknown; however, ground disturbance resulting from the proposed development standards is anticipated to extend to approximately 6 feet below the surface.

B. EXISTING CONDITIONS

This section provides the environmental setting for sensitive tribal cultural resources within the boundaries of the Green Zones Program, which encompasses 134,564 ~~134,576~~ land parcels in the County of Los Angeles.

The results of archival research and a review published literature were synthesized to provide a general overview of the existing conditions and assess the potential for encountering tribal cultural resources that may exist within the proposed program area.

Projects subject to CEQA review must consider impacts to tribal cultural resources independent of archaeological resources under AB 52 (Chapter 532, Statutes 2014) of amended PRC Section 5097.94 and added Sections 21073, 21074, 21080.3.1, 21080.3.2, 21083.09, 21084.2, and 21084.3. Initiating consultation with tribes early in the planning stages of a project is emphasized in AB 52 guidance. SB 18 requires cities and counties to consult with tribes before adoption of a general plan or specific plan.

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, AB 52, and SB 18. A response was received on March 23, 2020, that included a list of 14 Native American contacts for the proposed program area.⁶ 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.⁷ The proposed program area is included in 75 of the 89 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 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/when site clean-up occurs for any proposed project, that the potential for uncovering tribal/cultural resources in 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

⁵ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

⁶ 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.

⁷ Native American Heritage Commission. March 23, 2020. Native American Contact List. Provided to Sapphos Environmental, Inc.

that the County would notify and consult with all appropriate tribes per AB 52 at the time that 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. No additional communication was received by the County. The tribal consultation process concluded on September 17, 2020.

The Conservation and Natural Resources Element (Chapter 9), of the County General Plan acknowledges the history of occupation by indigenous people of lands that now comprise the unincorporated territory of the County:

“The indigenous Chumash and Gabrieliño/Tongva peoples, two of the most populous and sophisticated native cultures, have occupied land within Los Angeles County since prehistoric times. Unfortunately, many of the known archaeological, paleontological and historic cultural sites in the region have been disturbed to some extent by both human activity, such as development, occupation, and use, and natural occurrences, such as erosion that results from earthquakes, fire, and flood. In some instances, historic and prehistoric artifacts such as stone tools, antique nails, and equipment parts have been picked up or even destroyed by visitors or residents.”⁸

3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to tribal cultural resources if it would:

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.

4. IMPACT ANALYSIS

This analysis considers the potential impacts associated with Elements 2 through 4 of the proposed program throughout the County and the potential impacts associated with Element 1 and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the potential changes to the physical environment as a result of new and/or revised development standards in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment in terms of cultural resources 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 (see Table III.E-2). The potential for impacts to cultural resources has been evaluated in relation to all program components that could result in a physical change to the environment.

A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses subject to the Green Zones Program. This

⁸ County of Los Angeles Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: <http://planning.lacounty.gov/generalplan/generalplan>

equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a maximum reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

Assuming the case study project modeled in the HIA that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits × 1.39 acres).⁹ This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is ~~134,564~~ 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

This anticipated buildout would be used to analyze the potential for impacts to each of the tribal cultural resource areas listed in Appendix G of the CEQA guidelines and as defined in County of Los Angeles Department of Regional Planning Environmental Checklist Form.

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.**

The proposed program would result in potentially significant impacts to tribal cultural resources in relation to causing a substantial adverse change in the significance of a tribal cultural resource, as defined in PRC Section 21074 as either a site, feature, place, or 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 listed or eligible for listing in the CRHR or in local registers of historical resources as defined in PRC Section 5020.1(k).

Construction

Ground disturbance is expected to reach depths of approximately 6 feet or greater; for excavation of new footings and so forth anticipated for screening or enclosure walls. 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. Therefore, 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.

⁹ Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

Operations

The potential for impacts to tribal cultural resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts, are evaluated (please see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*, and Table III.E-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment, as it relates to causing a substantial adverse change in the significance of a tribal cultural resource, listed or eligible for listing in the CRHR or in a local register as defined in PRC Section 5020.1(k), or determined an eligible resource by the Lead Agency, 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 (see Table III.E-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in potentially significant and unavoidable impacts to tribal cultural resources. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts to tribal cultural resources.

Construction

Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow certain industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table III.E-2). Ground disturbance in native soils associated with these construction activities may result in significant and unavoidable impacts to tribal cultural resources.

Operations

The proposed program requires the non-conforming uses to come into compliance within 3, 5, or 7 years of adoption. In the case of updated standards for existing industrial uses, the construction of these measures has the potential to cause a significant impact to tribal cultural resources as it relates 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 listed or eligible for listing in the CRHR, or in local registers of historical resources as defined in PRC Section 5020.1(k) or 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 PRC Section 5024.1. 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.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts to tribal cultural resources in relation to causing a substantial adverse change in the significance of a tribal cultural resource that is either listed or eligible for listing in the CRHR or local registers of historical resources as defined in 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.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in potentially significant impacts to tribal cultural resources. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program would expand these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

Construction

The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~As discussed in Section III, Project Description, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ Ground-disturbing activities associated with these construction activities in native undisturbed results may result in significant and unavoidable impacts to tribal cultural resources.

Operations

These measures would be required where the Green Zones Program implements new development standards for new 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 use to a place of worship permitted in the zones where they are listed, ~~in close proximity to existing industrial uses~~. In the case of updated standards for new sensitive uses, the implementation of these measures would have the potential to cause a substantial adverse change in the significance of a tribal cultural resource that is either listed or eligible for listing in the CRHR or local registers of historical resources as defined in 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.

The proposed program has the potential to impact tribal cultural resources as it relates 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 listed or eligible for listing in the CRHR, or in local registers of historical resources as defined in PRC Section 5020.1(k) or 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 PRC Section 5024.1. 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 soils.

The purpose of the New Sensitive Uses is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements. ~~These measures would be required where the proposed 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.~~ Implementation of development standards for the ~~Green Zone Districts~~ New Sensitive Uses require ground disturbance particularly with regard to the construction of barrier walls, and the planting of landscaping. Surficial resources are not likely to be encountered; however, there is a potential to encounter intact buried tribal cultural resource deposits interred at shallow depths at project locations where ground disturbance is required. Ground disturbance is expected to reach depths of approximately 6 feet, or greater, below the ground surface. Disruption of tribal cultural resources as a result of the unanticipated discovery during construction would be a significant impact.

Therefore, the New Sensitive Uses has the potential to impact tribal cultural resources in relation to causing a substantial adverse change in the significance of a tribal cultural resource that is either listed or eligible for listing in the CRHR or local registers of historical resources as defined in 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.

Element 3 – Recycling and Waste Management Revisions

The waste management and recycling center revisions component of the proposed program may result in significant impacts to tribal cultural resources in relation to causing a substantial adverse effect in the significance of a tribal cultural resource, defined in PRC Section 21074; and that is either listed or eligible for listing in the CRHR, or in local registers of historical resources as defined in 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.

The Recycling and Waste Management Revisions may result in impacts to in relation to causing a substantial adverse change to a tribal cultural resource. As discussed in Section III, the Recycling and Waste Management Revisions consist of the inclusion of permitting requirements and development standards for specific uses. Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. The County of Los Angeles currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. Implementation of development standards for the Recycling and Waste Management Revisions would likely result in ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping and result in a maximum extent of approximately 6 feet of ground disturbance. Therefore, the new development standards for Recycling and Waste Management Revisions may result in potential significant and unavoidable impacts to tribal cultural resources related to causing a substantial adverse change to a tribal cultural resource through ground disturbing activities in native undisturbed soils.

Construction

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Implementation of development standards for the Recycling and Waste Management Revisions would likely result in ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping and result in a maximum extent of approximately 6 feet of ground disturbance. Therefore, impacts to Recycling and Waste Management Revisions may cause a substantial adverse change to a tribal cultural resource through ground-disturbing activities.

The Supermarket Accessory Recycling Collection Centers revisions may cause a substantial adverse change to a tribal cultural resource. The proposed program defines a “Supermarket” as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 11–12 of the Revised Public Draft Ordinance, Appendix A to the PEIR). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. ~~The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers proposed as an accessory use in the within zones 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, CMJ, CR, CRU, MXD, MXDRU designated zones. These uses as well as all industrial zones~~

would be ~~constructed on existing parking lots, and no new structures would be built~~ required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals.

~~Recycling and Waste Management Revisions consist of the inclusion of permitting requirements and development standards for specific uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140), which would be subject to review for potential environmental impacts at the time of application. Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. Additionally, the Recycling and Waste Management Revisions include prohibitions on areas where certain specific uses would be prohibited including HMAs, SEAs, VHFHSZs, and in some cases ARAs. These revisions affect the same Industrial Zones as the Green Zones Districts in addition to the Heavy Agricultural Zone and Institutional Zone. Any construction resulting from compliance with development standards may substantially alter the existing conditions for existing industrial uses and may result in ground disturbance. Ground disturbance of native undisturbed soils may result in a significant impact to tribal cultural resources. Additionally, the existing facilities are expected to be previously disturbed as a result of initial facility development. Therefore, the proposed development standards for waste management and recycling center revisions may adversely impact tribal cultural resources.~~

Operations

~~The Supermarket Accessory Recycling Collection Centers revisions Element 3 would result in no impacts to tribal cultural resources during operations because no construction activities or ground disturbance would occur. The proposed program defines a "Supermarket" as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California PRC" (for definitions, please see pages 11-12 of the Revised Public Draft Ordinance, Appendix A to the PEIR).~~

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions may result in significant impacts to tribal cultural resources.

Construction

Any new development or expansion of existing development would be 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. The construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing land uses only when expansion is proposed. However, ground disturbing activities in native undisturbed soils may result in a significant impact to tribal cultural resources. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions may result in significant impacts to tribal cultural resources.

Operations

The operation of storage enclosures for recycling and solid waste revisions would not result in impacts to tribal cultural resources because no construction activities would occur. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to tribal cultural resources through operations.

5. CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, this PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, this PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger Los Angeles County region surrounding it.

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.**

The proposed program is expected to contribute to cumulative impacts to tribal cultural resources. Sensitive uses would be brought into compliance with the proposed program within a period of 3, 5, or 7 years. Based upon current analysis and reasonably foreseeable projects, significant impacts may occur to tribal cultural resources as a result of the proposed program. As discretionary projects are defined in the future, a project level CEQA review will be conducted to evaluate the project's potential impacts to tribal cultural resources and identify feasible mitigation measures, as appropriate. Ministerial projects are not subject to review under CEQA and may result in significant impacts to tribal cultural resources. Therefore, projects associated with the proposed program may contribute to a cumulative impact to tribal cultural resources.

6. MITIGATION MEASURES

As stated above, no feasible mitigation measures are currently available to reduce impacts to less than significant level. Consequently, this impact to tribal cultural resources is considered significant and unavoidable.

7. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts to tribal cultural resources resulting from implementation of the proposed program would be significant and unavoidable.

IV. ENVIRONMENTAL IMPACT ANALYSIS

I. UTILITIES AND SERVICE SYSTEMS

1. INTRODUCTION

This analysis is undertaken to determine if the Green Zones Program (proposed program) may have a significant impact to utilities and service systems in accordance with the State California Environmental Quality Act (CEQA) Guidelines.¹ The goal of the analysis is to identify the potential for significant impacts and assess the feasibility of mitigation measures to avoid or minimize significant impacts related to utilities and service systems to a less than significant level. This analysis has been prepared as an information disclosure document for the public, stakeholders, and other agencies, and to support the County of Los Angeles (County), in their capacity as the Lead Agency pursuant to CEQA. As identified through the scoping process, the County has the sole discretionary land use with respect the proposed program and would use this Program Environmental Impact Report (PEIR) to inform their decision-making process. The County received one public comment letter during the Notice of Preparation (NOP) comment period with questions or concerns regarding storage bin usage material (see Appendix C, *NOP and Comments on NOP*). The scope of the analysis evaluates the elements of the Green Zones Program that could result in impacts to utilities and service systems as defined in the County CEQA Guidelines and County of Los Angeles Department of Regional Planning Environmental Checklist Form. The evaluation of significant impacts was based on a comparative analysis of water demand, wastewater, solid waste, and consumptive use of energy and other facilities for land uses allowed by the Los Angeles County General Plan 2035 (County General Plan) versus those that would be expected as a result of the Green Zones Program.

All Designated, Non-Designated, street and road construction, and single-family hillside home projects within the unincorporated areas of the County are required to comply with the Low Impact Development (LID) Standards Manual.² Designated Projects include all development projects equal to one acre or greater of disturbed area and adding more than 10,000 square feet of impervious surface area; industrial parks with 10,000 square feet or more of surface area; parking lots with 5,000 square feet or more of surface area or with 25 or more parking spaces; and automotive service facilities or retail gasoline outlets with 5,000 square feet or more of surface area. Any Non-Designated Project that results in an addition or alteration of less than 50 percent of the impervious surfaces of an existing developed site consisting of four or fewer residential units and any development where a permit application was filed with the County prior to January 1, 2009, is exempt from implementing the requirements of the LID Standards Manual. Non-Designated Projects disturbing less than 1 acre or creating less than 10,000 square feet of new impervious area may be granted exemptions from the Director of Public Works for requiring hydromodification control measures. As the Green Zone Districts standards would apply to both existing industrial uses that have filed a permit application prior to 2009 and involve improvements to sites less than 1 acre in size (Non-Designated Projects) that could be exempt from the LID Ordinance, the proposed program has been modified such that LID standards would apply to these smaller sites:

- Notwithstanding Chapter 12.84 (Low Impact Development Standards) of the County Code, parcels subject to this Chapter 22.84 (Green Zone Districts), and less than 1 acre in size shall not be exempt from Low Impact Development requirements.

This PEIR analysis assumes that the Green Zone Districts would not be exempted from LID requirements (see Section III, *Project Description*). The analysis also assumes that all Hillside Management Area (HMA) parcels would be subject to the provisions of the County HMA Ordinance, and compliance with all other existing federal, state, and County regulations would be required, except as modified by the proposed program.

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² 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>

Utilities and service systems were evaluated with regard to the Safe Drinking Water Act,³ Resource Conservation and Recovery Act,⁴ Sections 401 and 402 of the Clean Water Act,^{5,6} the California Urban Water Management Planning Act (Assembly Bill [AB] 797),⁷ the Planning for Healthy Communities Act (Senate Bill [SB] 1000) and the State of California's Office of Planning and Research (OPR) General Plan Guidelines for environmental justice policies,^{8,9} the California Global Warming Solutions Act of 2006 (AB 32 and SB 535),¹⁰ the Porter-Cologne Water Control Act,¹¹ the Construction General Permit for Stormwater Discharges,¹² Municipal Separate Storm Sewer Systems (MS4) Permit Planning and Land Development Program requirements,¹³ AB 341,¹⁴ the California Integrated Waste Management Act (AB 939),¹⁵ the California Solid Waste Reuse and Recycling Act (AB 2176), the Onsite Wastewater Treatment Systems (OWTS) Policy,¹⁶ California Green Building Standards Code (CALGreen),¹⁷ Executive Order B-40-17,¹⁸ the Los Angeles County Green Building Program,¹⁹ Los Angeles County Stormwater Ordinance,²⁰ Model Water Efficient Landscape Ordinance,²¹ Construction and Demolition Debris Recycling and Reuse Ordinance,²² Los

³ Library of Congress. December 16, 1974. S.433 - An Act to amend the Public Health Service Act to assure that the public is provided with safe drinking water, and for other purposes. Public Law No. 93-523. Available at: <https://www.congress.gov/bill/93rd-congress/senate-bill/433>

⁴ United States Environmental Protection Agency. Accessed October 17, 2020. Resource Conservation and Recovery Act (RCRA) Laws and Regulations. Available at: <https://www.epa.gov/rcra>

⁵ United States Environmental Protection Agency. Accessed October 17, 2020. Clean Water Act Section 401: State Certification of Water Quality. Available at: <https://www.epa.gov/cwa-401/clean-water-act-section-401-state-certification-water-quality>

⁶ United States Environmental Protection Agency. Accessed October 17, 2020. Clean Water Act, Section 402: National Pollutant Discharge Elimination System. Available at: <https://www.epa.gov/cwa-404/clean-water-act-section-402-national-pollutant-discharge-elimination-system>

⁷ State of California. Amended effective January 1, 2019. Water Code, Division 6, Part 2.6. Urban Water Management Planning [10610-10657]. Available at: https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=WAT&division=6.&title=&part=2.6.&chapter=1.&article=

⁸ California Legislative Legal Information. 2016. Senate Bill No. 1000. Available at: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1000

⁹ Office of Planning and Research. June 2020. GENERAL PLAN GUIDELINES CHAPTER 4: Required Elements. Available at: https://opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf

¹⁰ State of California. Approved September 30, 2012. SB-535 California Global Warming Solutions Act of 2006: Greenhouse Gas Reduction Fund. Available at: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201120120SB535

¹¹ California State Water Resources Control Board. January 2019. Porter-Colone Water Quality Control Act. Available at: https://www.waterboards.ca.gov/laws_regulations/docs/portercologne.pdf

¹² California State Water Resources Control Board. Effective July 1, 2010. Construction Stormwater General Permits: 2009-0009-DWQ Construction General Permit. Available at: https://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.html

¹³ California State Water Resources Control Board. 2012. Order No. R4-2012-0175. NPDES Permit No. CAS004001. Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/la_ms4/2012/Order%20R4-2012-0175%20-%20A%20Final%20Order%20revised.pdf

¹⁴ State of California. Approved October 5, 2011. Assembly Bill No. 341. Available at: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201120120AB341

¹⁵ State of California. Approved September 29, 1989. Assembly Bill No. 939. Available at: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=198919900AB939

¹⁶ California State Water Resources Control Board. Effective May 13, 2013. Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). Available at: https://www.waterboards.ca.gov/water_issues/programs/owts/board_adopted_policy.html

¹⁷ ICC Digital Codes. Effective January 1, 202. 2019 California Green Building Standards Code. Available at: <https://codes.iccsafe.org/content/CAGBSC2019/chapter-5-nonresidential-mandatory-measures>

¹⁸ Executive Department, State of California. April 17, 2017. Executive Order B-40-17. Available at: https://www.ca.gov/archive/gov39/wp-content/uploads/2017/09/4.7.17_Attested_Exec_Order_B-40-17.pdf

¹⁹ County of Los Angeles Department of Regional Planning. Accessed October 7, 2020. Green Building Program. Available at: <http://planning.lacounty.gov/green>

²⁰ Los Angeles County. Los Angeles County Code of Ordinances. 2020. Chapter 12.80 – Stormwater and Runoff Pollution Control of the Los Angeles County Municipal Code. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.80STRUPOCO

²¹ California Department of Resources. 2019. Model Water Efficient Landscape Ordinance. Available at: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>

²² Los Angeles County. Approved January 4, 2005. Los Angeles County Code of Ordinances. Chapter 20.87 – Construction and Demolition Debris Recycling and Reuse. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT20UT_DIV4SOWA_CH20.87CODEDERERE

Angeles County Building Code,²³ the County of Los Angeles Countywide Integrated Waste Management Plan;²⁴ the Public Services and Facilities Element and the Conservation and Natural Resource Element of the County General Plan;^{25,26} the 2015 Antelope Valley Area Plan: Town and Country;²⁷ the 2012 Santa Clarita Valley Area Plan: One Valley One Vision;²⁸ the State Water Resources Control Board Onsite Wastewater Treatment System (OWTS) Policy;²⁹ the Los Angeles County Integrated Waste Management Plan;³⁰ the Los Angeles County Roadmap to a Sustainable Waste Management Future;³¹ the Countywide Organic Waste Management Plan.³²

The Los Angeles County General Plan Update Draft Environmental Impact Report;³³ and a review of publicly available literature related to utilities and service systems that provide water, wastewater treatment, stormwater drainage, electric power, natural gas, telecommunication, water supply, wastewater, and solid waste management facilities for the County of Los Angeles.³⁴ This PEIR includes a list of commonly used abbreviations, acronyms, and working definitions (see Section IX, *Acronyms, Abbreviations, and Definitions*).

2. ENVIRONMENTAL SETTING

A. REGULATORY FRAMEWORK

(1) Federal

Safe Drinking Water Act (SDWA)

The SDWA (Public Law 93–523) regulates the quality of drinking water in the United States. The law requires actions to protect drinking water and its sources—rivers, lakes, reservoirs, springs, and groundwater wells—and applies to public water systems serving 25 or more people. It authorizes the U.S. Environmental Protection Agency (U.S. EPA) to set national health-based standards for drinking water to protect against both naturally occurring and man-made contaminants. In addition, it oversees the states, municipalities, and water suppliers that implement the standards.

U.S. EPA standards are developed as a Maximum Contaminant Level (MCL) for each chemical or microbe. The MCL is the concentration that is not anticipated to produce adverse health effects after a lifetime of exposure, based upon toxicity data and risk assessment principles. The U.S. EPA’s goal in setting MCLs is to assure that even small violations for a period of time do

²³ Los Angeles County. Effective January 1, 2020. Los Angeles County Code of Ordinances. Title 26 – Building Code, Chapter 1 – Administration, Section 100 – Adoption by Reference. Available at:

https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT26BUCO_CH1AD_S100ADRE

²⁴ County of Los Angeles. 2018. County of Los Angeles Countywide Integrated Waste Management Plan 2018 Annual Report. Available at:

https://dpw.lacounty.gov/epd/tf/Attachments/Minutes_Attachments/2019_Attachments/CIWMPAnnualReport_2018.pdf

²⁵ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 13: Public Services and Facilities Element. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf

²⁶ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 9: Conservation and Natural Resources Element. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

²⁷ Los Angeles County Department of Regional Planning. June 2015. Chapter 2: Land Use Element. In the Antelope Valley Area Plan – Town and Country. http://planning.lacounty.gov/assets/upl/project/tnc_draft-20150601.pdf

²⁸ Los Angeles County. 2012. Santa Clarita Valley Area Plan: One Valley One Vision. Available at:

http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012.pdf

²⁹ State Water Resource Control Board. Adopted 19 June 2012. OWTS Policy, Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems. Available at:

https://www.waterboards.ca.gov/water_issues/programs/owts/board_adopted_policy.html

³⁰ Los Angeles County Integrated Waste Management Plan. Los Angeles County Department of Public Works. 2018. Available at:

<https://dpw.lacounty.gov/epd/swims/>

³¹ Los Angeles County Roadmap to a Sustainable Waste Management Future. Los Angeles County Department of Public Works. October 2014. Available at: <http://dpw.lacounty.gov/epd/Roadmap/index.cfm>

³² Countywide Organic Waste Management Plan. Los Angeles County Department of Public Works. December 2019. Available at:

<https://www.pw.lacounty.gov/epd/swims/ShowDoc.aspx?id=8693&hp=yes&type=PDF>

³³ County of Los Angeles. June 2014. Los Angeles County General Plan Update Draft Environmental Impact Report. State Clearinghouse #2011081042. Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf

³⁴ Los Angeles County Department of Regional Planning. June 2014. Los Angeles County Draft Environmental Impact Report: Utilities and Service Section 5.17: Utilities and Service Systems. Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf

not pose significant risk to the public's health over the long run. National Primary Drinking Water Regulations (NPDWRs, or primary standards) are legally enforceable standards that limit the levels of contaminants in drinking water supplied by public water systems.

Secondary standards are non-enforceable guidelines regulating contaminants that may cause cosmetic effects (such as skin or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water. The U.S. EPA recommends secondary standards to water systems but does not require systems to comply. However, states may choose to adopt them as enforceable standards.

In July 2014, implementation of the SDWA was transferred from the California Department of Public Health (DPH) to State Water Resources Control Board, Division of Drinking Water (DDW). DDW now oversees the operational permitting and regulatory oversight of public water systems. DDW requires public water systems to perform routine monitoring for regulated contaminants that may be present in their drinking water supply. To meet water quality standards and comply with regulations, a water system with a contaminant exceeding an MCL must notify the public and remove the source from service or initiate a process and schedule to install treatment for removing the contaminant. Health violations occur when the contaminant amount exceeds the MCL or when water is not treated properly. In California, compliance is usually determined at the wellhead or the surface water intake. Monitoring violations involve failure to conduct or to report in a timely fashion the results of required monitoring. In addition, DDW conducts water source assessments, oversees water recycling projects, permits water treatment devices, certifies water system employees, promotes water system security, and administers grants under the State Revolving Fund and State bonds for water system improvements.³⁵

Resource Conservation and Recovery Act (RCRA)

The RCRA gives U.S. EPA the authority to control hazardous waste from the “cradle-to-grave.” This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also sets forth a framework for the management of non-hazardous solid wastes.³⁶

Clean Water Act, Section 401 and 402(p)

The Federal Clean Water Act of 1972 (CWA) established the basic structure for regulating discharges of pollutants into the waters of the U.S. and regulating quality standards for surface waters.³⁷ Under the CWA, the U.S. EPA has implemented pollution control programs such as setting wastewater standards for industries and surface waters. Section 401 of the CWA made it unlawful to discharge any pollutant from a point source into navigable waters unless a permit was obtained. The U.S. EPA's National Pollutant Discharge Elimination System (NPDES) permit program controls discharges pursuant to Section 402 of the CWA, which requires that all construction sites on an acre or greater of land, as well as municipal, industrial and commercial facilities discharging wastewater or stormwater directly from a point source into a surface water of the United States (a lake, river, and/or ocean) must obtain permission under the NPDES permit. All NPDES permits are written to ensure the Nation's receiving waters will achieve specified Water Quality Standards. Point sources are discrete conveyances, such as pipes or manmade ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters. The provisions of Section 401 of the CWA are enforced through the State Water Resources Control Board (SWRCB) and local Regional Water Quality Control Boards (RWQCBs).

³⁵ State Water Resources Control Board (SWRCB). Adopted 6 December 2017. Frequently Asked Questions: Public Water System Data on the Human Right to Water Portal. Available at: http://www.waterboards.ca.gov/water_is_sues/programs/hr2w/docs/general/faqs.pdf

³⁶ U.S. Environmental Protection Agency. Adopted 15 August 2019. Summary of the Resource Conservation and Recovery Act, 42 U.S.C. §6901 et seq. (1976) Available at: <https://www.epa.gov/laws-regulations/summary-resource-conservation-and-recovery-act>

³⁷ California Water Boards Fact Sheet. Updated April 2018. Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). Available online at: http://www.waterboards.ca.gov/water_issues/programs/owts/index.shtml

(2) State

California Urban Water Management Planning Act of 1983

The California Urban Water Management Planning Act (AB 797, Water Code Division 6, Part 2.6, Section 10610-10656) requires that every urban water supplier that annually serves 3,000 or more customers, or provides more than 3,000 acre-feet of water, must prepare and adopt an Urban Water Management Plan (UWMP).³⁸ UWMPs contain a description and evaluation of water supplies, reclamation programs, and conservation activities. Based upon land use plans provided by local governments, population projections or other inputs, the UWMP calculates the projected water demand for the district and compares this demand against current and anticipated water supplies. These UWMPs, which must be updated every five years, are provided to local governments to help inform decisions on development proposals. UWMPs serve as building blocks for Integrated Regional Water Management Plans (IRWMPs), which define a clear vision and strategy for the sustainable management of water resources within a specific region delineated by one or more watersheds.

The Planning for Healthy Communities Act (SB 1000)

Senate Bill (SB) 1000 was signed by Governor Brown in 2016. SB 1000 requires that both cities and counties that have disadvantaged communities incorporate environmental justice (EJ) policies into their general plans, either in a separate EJ element or by integrating related goals, policies, and objectives throughout the other elements upon the adoption or next revision of two or more elements concurrently. The purpose of the legislation is to address the “unique or compounded health risks” in disadvantaged communities by decreasing pollution exposure, increasing community assets, and improving overall health. As a result of SB 1000, the State of California Governor’s Office of Planning and Research (OPR) has updated their General Plan guidelines to reflect changes pertaining to SB 1000.^{39,40}

The OPR General Plan guidelines provide guidance for developing EJ goals, policies, and programs that address the unique and compounded health risks in disadvantaged communities and prioritize improvements and programs that meet the needs of disadvantaged communities. As part of the requirements for reducing pollution exposure, a general plan must identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by reducing pollution exposure, including exposure to substances in air, water, and soil; exposure to extreme noise; access to safe, clean, and affordable drinking water; and inadequate separation between incompatible land uses such as sensitive uses near industrial or agricultural uses. These requirements to protect sensitive receptors from environmental burdens related to pollution are also related to ensuring equitable access and connections to public services and facilities, including safe drinking water and wastewater services, flood control, and water drainage.

Additionally, the OPR General Plan guidelines state that while not specifically required, local agencies should consider that the effects of climate change will affect vulnerable and disadvantaged communities disproportionately compared to the population as a whole in California; therefore, considering climate vulnerability in disadvantaged communities when preparing the vulnerability assessment and adaptation goals, policies, and programs for the safety element would be an appropriate linkage with the EJ element or equivalent. Local agencies must address climate vulnerability and adaptation under the safety element pursuant to SB 379, which is required to analyze existing hazards as well as the impacts of climate change on the community related to existing and future hazards, such as flooding, drought, wildfire, and extreme heat. Populations at higher risk under a changing climate include those who are uninsured or underinsured or lack access to health care or child care, lack access to transportation, live in areas with poor air quality, live on upper floors of tall buildings, live in areas with lots of impervious surfaces and little tree cover, and lack life-supporting resources such as adequate housing, ways to cool living space, are food insecure or lack adequate medications, or are tenants or renters.

³⁸ California Department of Water Resources. Accessed October 13, 2020. Urban Water Management Plans. Available at: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Urban-Water-Management-Plans>

³⁹ California Legislative Legal Information. 2016. Senate Bill No. 1000. Available at: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB1000

⁴⁰ Office of Planning and Research. June 2020. GENERAL PLAN GUIDELINES CHAPTER 4: Required Elements. Available at: https://opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf

California Global Warming Solutions Act of 2006 (AB 32 and SB 535)

The California Global Warming Solutions Act of 2006 requires the State Air Resources Board to adopt regulations to require the reporting and verification of emissions of greenhouse gases and to monitor and enforce compliance with the reporting and verification program, and requires the state board to adopt a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions level in 1990 to be achieved by 2020.⁴¹ Utilities related to greenhouse gas emissions are regulated in order to comply with the California Global Warming Solutions Act. The California Global Warming Solutions Act of 2006 would require that facilities report and verify the emissions of greenhouse gases in order to comply with regulations. Facilities are thereby required to meet statewide greenhouse gas emission limits.

Porter-Cologne Water Quality Control Act

The 1969 Porter-Cologne Water Quality Control Act, codified in Section 13000 (Water Quality) et seq. of the California Water Code, authorizes the SWRCB to implement programs to control polluted discharges into State waters. This law essentially implements the requirements of the CWA. Pursuant to this law, the local RWQCB is required to establish the wastewater concentrations of a number of specific hazardous substances in treated wastewater discharge.

Construction General Permit (CGP) for Stormwater Discharges

Pursuant to the CWA Section 402(p), requiring regulations for permitting certain stormwater discharges, the SWRCB issued a statewide general permit for stormwater discharges from construction sites (Water Quality Order 2009-0009-DWQ, SWRCB NPDES General Permit for Stormwater Discharges Associated with Construction Activity [NPDES No. CAR000002]; adopted by the SWRCB on September 2, 2009).

Under the CGP, discharges of stormwater from construction sites with a disturbed area of one or more acres are required to either obtain individual NPDES permits for stormwater discharges or to be covered by the Construction General Permit. Coverage under the CGP is accomplished by completing a construction site risk assessment to determine appropriate coverage level; preparing a SWPPP, including site maps, a Construction Site Monitoring Program, and sediment basin design calculations; for projects located outside of a Phase I or Phase II permit area, completing a postconstruction water balance calculation for hydromodification controls; and completing a Notice of Intent. All of these documents must be electronically submitted to the SWRCB for General Permit coverage. The primary objective of the SWPPP is to identify and apply proper construction, implementation, and maintenance of best management practices (BMPs) to reduce or eliminate pollutants in stormwater discharges and authorized non-stormwater discharges from the construction site during construction. The SWPPP also outlines the monitoring and sampling program required for the construction site to verify compliance with discharge Numeric Action Levels (NALs) set by the Construction General Permit.⁴²

MS4 Permit Planning and Land Development Program Requirements

In 2012, the Los Angeles RWQCB issued a revised NPDES Permit and Waste Discharge Requirements (Order No. R4-2012-0175; NPDES Permit No. CAS004001) under the CWA and the Porter-Cologne Act for discharges of urban runoff in public storm drains in Los Angeles County. The Permittees are the Los Angeles County Flood Control District (LACFCD), the County, and 84 incorporated cities within the coastal watersheds of the County. This permit regulates stormwater discharges from municipal separate storm sewer systems (MS4s) in the proposed program area. The MS4 Permit details specific requirements for new development and significant redevelopment projects, including selection, sizing, and design criteria for low impact development (LID), treatment control, and hydromodification control BMPs.⁴³

⁴¹ California Legislative Information. Approved September 30, 2012. SB-535 California Global Warming Solutions Act of 2006: Greenhouse Gas Reduction Fund. Available at: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201120120SB535

⁴² U.S. Environmental Protection Agency. Adopted 21 January 2005. NPDES General Permit for Storm Water Discharges from Construction Activities - Fact Sheet. Available at: https://www3.epa.gov/npdes/pubs/cgp2003_fs.pdf

⁴³ State Water Resources Control Board. Adopted April 4, 2012. Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County, Except Those Discharges Originating from the City of Long Beach MS4. Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/losangeles.html

Solid Waste: Diversion Rule (AB 341)

Under commercial recycling law (Chapter 476, Statutes of 2011), Assembly Bill (AB) 341 directed the California Department of Resources Recycling and Recovery (CalRecycle) to develop and adopt regulations for mandatory commercial recycling. CalRecycle initiated formal rulemaking with a 45-day comment period beginning October 28, 2011. The final regulation was approved by the Office of Administrative Law on May 7, 2012. AB 341 declared a policy goal of the state that no less than 75 percent of solid waste generated be source reduced, recycled, or composted by the year 2020.⁴⁴

IV.I.2.a(2).1. Mandatory Commercial Recycling (AB 939)

Assembly Bill 939, as amended, requires each city and county (for unincorporated areas) in the State to reduce by 50 percent the amount of solid waste disposed at land disposal and transportation facilities through source reduction, recycling, composting, and other waste reduction activities.

IV.I.2.a(2).2. Mandatory Commercial Organics Recycling (AB 1826)

Assembly Bill 1826 (2014) requires certain businesses to set up recycling services for recyclables and organic waste. The laws also require the County to implement a commercial solid waste recycling program and an organic waste recycling program that is designed specifically to divert commercial solid waste and organic waste generated by businesses. Failure to comply may subject the city or county to fines of up to \$10,000 per day.

IV.I.2.a(2).3. Short-Lived Climate Pollutants (SLCP): Organic Waste Methane Emissions Reductions (SB 1383)

Senate Bill 1383 (2016) requires the County to provide and enforce mandatory organic waste recycling services to all waste generators, including residents, businesses, and County facilities. Failure to comply will subject the County to fines up to \$10,000 per day.

California Integrated Waste Management Act

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the state to the maximum extent feasible. Specifically, the act requires city and county jurisdictions to identify an implementation schedule to divert 50 percent of the total waste stream from landfill disposal by the year 2000. The act also requires each city and county to promote source reduction, recycling, and safe disposal or transformation. Cities and counties are required to maintain the 50 percent diversion specified by AB 939 by the year 2000.

AB 939 further requires each city to conduct a Solid Waste Generation Study and to prepare a Source Reduction and Recycling Element (SRRE) to describe how it would reach the goals. The SRRE contains programs and policies for fulfillment of the goals of the act, include the above-noted diversion goals, and must be updated annually to account for changing market and infrastructure conditions. As projects and programs are implemented, the characteristic of the waste stream, the capacities of the current solid waste disposal facilities, and the operational status of those facilities are upgraded, as appropriate. California cities and counties are required to submit annual reports to the County Integrated Waste Management Board to update it on their progress toward the AB 939 goals.⁴⁵

California Solid Waste Reuse and Recycling Act

The California Solid Waste Reuse and Recycling Act of 1991 (AB 2176) was enacted to assist local jurisdictions with accomplishing the goals of AB 939. The California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939) was enacted to reduce, recycle, and reuse solid waste generated in the State to the maximum extent feasible. Specifically, the Act requires city and county jurisdictions to identify an implementation schedule to divert 50 percent of the total waste stream from landfill disposal by the year 2000. The Act also requires each city and county to promote source reduction, recycling, and safe disposal or transformation. Cities and counties are required to maintain the 50-percent diversion specified by AB 939 by the year

⁴⁴ State of California. Approved October 5, 2011. AB341 Solid Waste Diversion. Available at: http://www.leginfo.ca.gov/pub/11-12/bill/asm/ab_0301-0350/ab_341_bill_20111006_chaptered.html

⁴⁵ State of California. Approved September 29, 1989. Assembly Bill No. 939. Available at: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=198919900AB939

2000. In accordance with AB 2176, any application submitted for a building permit must include adequate, accessible areas for the collection and loading of recyclable materials. Furthermore, the areas to be utilized must be demonstrated as adequate in capacity, number, and distribution to serve the proposed program. Moreover, the collection areas are to be located as close to existing exterior refuse collection areas as possible.⁴⁶

Onsite Wastewater Treatment Systems (OWTS) Policy: Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems

In June 2012, the SWRCB published the OWTS Policy: Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems. The OWTS Policy allows for the continued use of OWTS, while protecting water quality and public health. This Policy recognizes that responsible local agencies can provide the most effective means to manage OWTS on a routine basis. Therefore, as an important element, it is the intent of this policy to efficiently utilize, and improve upon where necessary, existing local programs through coordination between the State and local agencies. To accomplish this purpose, this Policy establishes a statewide, risk-based, tiered approach for the regulation and management of OWTS installations and replacements and sets the level of performance and protection expected from OWTS. In particular, the Policy requires actions for water bodies specifically identified as part of this Policy where OWTS contribute to water quality degradation that adversely affect beneficial uses.

California Green Building Standards Code (CALGreen)

Effective January 1, 2020, Section 5.408 of the 2019 California Green Building Standards Code (Part 11 of CCR Title 24) requires that at least 65 percent of the nonhazardous construction and demolition waste from non-residential construction operations be recycled and/or salvaged for reuse, or that the conditions of a local construction and demolition waste management ordinance are met, whichever is more stringent.⁴⁷

Executive Order B-40-17

On April 7, 2017, the Governor issued Executive Order B-40-17, which lifted the January 17, 2014 drought emergency except in the Counties of Fresno, Kings, Tulare and Tuolumne, where emergency drinking water projects continue to address diminished groundwater supplies, and retains prohibitions on wasteful practices.⁴⁸ Executive Order B-40-17 builds upon actions taken in Executive Order B-37-16, which remains in effect, to continue making water conservation a way of life in California.⁴⁹ Under this executive order, permanent restrictions shall prohibit wasteful practices such as hosing off sidewalks, driveways, and other hardscapes; washing automobiles with hoses not equipped with a shut-off nozzle; using non-recirculated water in a fountain or other decorative water feature; watering lawns in a manner that causes runoff, or within 48 hours after measurable precipitation; and irrigating ornamental turf on public street medians. The Department of Water Resources shall continue to work with the Water Board to develop standards that urban water suppliers will use to set new urban water use efficiency targets as directed by Executive Order B-37-16; the Water Board shall adopt urban water use efficiency standards that include indoor use, outdoor use, and leaks, as well as performance measurements for commercial, industrial, and institutional water use. The order also rescinds two emergency proclamations from January 2014 and April 2014 and four drought-related executive orders issued in 2014 and 2015.⁵⁰

⁴⁶ State of California. Accessed October 17, 2020. California Solid Waste Reuse and Recycling Access Act of 1991 (PRC 42900-42901). Available at: https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=30.&title=&part=3.&chapter=18.&article=1.

⁴⁷ ICC Digital Codes. Effective January 1, 2020. 2019 California Green Building Standards Code. Available at: <https://codes.iccsafe.org/content/CAGBSC2019/chapter-5-nonresidential-mandatory-measures>

⁴⁸ Executive Department, State of California. April 17, 2017. Executive Order B-40-17. Available at: https://www.ca.gov/archive/gov39/wp-content/uploads/2017/09/4.7.17_Attested_Exec_Order_B-40-17.pdf

⁴⁹ Executive Department, State of California. May 9, 2016. Executive Order B-37-16: Making Water Conservation a California Way of Live. Available at: https://www.ca.gov/archive/gov39/wp-content/uploads/2017/09/5.9.16_Attested_Drought_Order.pdf

⁵⁰ California State Water Resources Control Board. Adopted April 7, 2017. Governor's Conservation Executive Orders and Proclamations. Available at: https://www.waterboards.ca.gov/water_issues/programs/conservation_portal/executive_orders.html

(3) Local

Los Angeles County Integrated Waste Management Plan

The Los Angeles County Integrated Waste Management Plan addresses the County's efforts to plan for the management and disposal of solid waste for a 15-year planning period and also addresses the County's efforts regarding conversion technology, green waste, and disposal capacity. AB 939 requires each county to prepare a countywide siting element (CSE) that describes how the county and the cities within the county, plan to manage the disposal of their solid waste for a 15-year planning period.

The CSE establishes goals and policies for the County to maintain adequate permitted disposal capacity for a 15-year planning period. To provide adequate disposal capacity, the CSE offers strategies and establishes siting criteria for potential sites. Existing landfills (including those located out-of-County) are identified and analyzed regarding their permitted disposal capacity and estimated closure date. Additionally, the CSE includes goals and policies to facilitate the use of out-of-County/remote landfills and to foster the development of alternatives to landfill disposal, such as CTs on a countywide basis.

The goals and policies are either being or may have to be implemented by the County and cities in the County to meet the mandates of the AB 939. The nine goals are as follows:

1. To protect the health, welfare, and safety of all citizens by addressing the disposal need of the 88 cities in Los Angeles County and the County unincorporated communities during the 15-year planning period through the development of environmentally safe and technically feasible disposal facilities for solid waste that cannot be reduced, reused, recycled, or composted.

This goal incorporates policies to

- Enhance in-County landfill disposal capacity, and
 - Facilitate utilization of out-of-County/remote disposal facilities.
2. To foster the development of transformation and other innovative solid waste disposal technologies as alternatives to landfill disposal.
 3. To protect the economic well-being of Los Angeles County by ensuring that the cities and the County unincorporated communities are served by an efficient and economical public/private solid waste disposal system.
 4. To protect the economic well-being of Los Angeles County by ensuring that the cities and the County unincorporated communities are served by an efficient and economical public/private solid waste disposal system.
 5. To provide siting criteria that considers and provides for the environmentally safe and technically feasible development of solid waste disposal facilities.
 6. To reduce the volume (tonnage) of solid waste requiring disposal/transformation by continuing to implement and expand source reduction, recycling, composting, and public education programs.
 7. To conserve Class III landfill capacity through diversion of inert waste, disposal of inert waste at unclassified landfills, increased waste disposal compaction rates, and use of green waste and other appropriate materials for landfill daily cover.
 8. To promote, encourage, and expand waste diversion activities at disposal facilities.
 9. To promote adequate markets for recycled materials and compost products.⁵¹

Los Angeles County Roadmap to a Sustainable Waste Management Future

On October 21, 2014, the Board of Supervisors adopted the Roadmap to a Sustainable Waste Management Future (Roadmap), that established a goal to divert 80 percent of solid waste generated in the unincorporated County areas from landfills by 2025, 90 percent by 2035, and 95 percent or more by 2045. The Los Angeles County Roadmap to a Sustainable Waste Management Future is currently being updated. The County's efforts to achieve waste diversion are guided by the new waste management paradigm, which places a greater emphasis on source reduction, reuse, recycling, and otherwise maximizing the benefits and use of materials over disposal. The County continues to make progress towards implementing the initiatives outlined in the Roadmap. However, recent developments impacting the solid waste management system present strong challenges to continued progress. These include strong economic activity in the County's unincorporated areas (with a corresponding increase in waste

⁵¹ Los Angeles County Integrated Waste Management Plan. Los Angeles County Public Works. 2018. Available at: <https://dpw.lacounty.gov/epd/swims/>

generation) and unstable Statewide recycling markets. The continued implementation of the Roadmap's initiatives over the next few years, such as organic waste recycling, and the implementation of new ordinances, will help the County continue to make strides towards achieving the Roadmap's goal of 80-percent diversion by 2025.⁵²

Countywide Organic Waste Management Plan

In April 2018, the County published its Countywide Organic Waste Management Plan (Organics Plan). The Organics Plan is intended to identify and determine whether there is adequate compostable organic waste processing facility infrastructure and processing capacity to meet the demand for organic waste that is projected to be diverted due to the newly enacted legislation. The Organics Plan provides an estimate of the total organic waste processing capacity currently available within the County and the neighboring counties within the Southern California region. An analysis of the additional processing capacity needed to handle organic waste recycling is also included in the Organics Plan. Currently, the County is working on the first Annual Update to the Organics Plan.⁵³

Chapter 12.84: Los Angeles County LID Ordinance (No. 2008-0063)

Chapter 12.84 of the Los Angeles County Municipal Code requires the use of LID BMPs in development projects to improve the County's watersheds by preserving drainage paths and natural water supplies.⁵⁴ This chapter applies to all development within the unincorporated area of the County after January 1, 2009, except for those developments that filed a complete discretionary or nondiscretionary permit application with the County Department of Regional Planning, Public Works, or any County-controlled design control board, prior to January 1, 2009.

Chapter 12.84 requires that applicable development projects

- Mimic undeveloped stormwater runoff rates and volumes in any storm event up to and including the "Capital Flood" event, as defined by the Los Angeles County Public Works (Public Works);
- Prevent pollutants of concern from leaving the development site in stormwater as the result of storms, up to and including a Water Quality Design Storm Event; and
- Minimize hydromodification impacts to natural drainage systems.

To meet these standards, applicable development projects shall comply with the following:

1. The project shall retain one hundred percent of the Stormwater Quality Design Volume ("SWQDV") on-site, through infiltration, evapotranspiration, rainfall harvest and use, or a combination thereof, unless the Director of Public Works determines that it would be technically infeasible to do so;
2. If the Director determines that it would be technically infeasible to retain one hundred percent of the SWQDV on-site, the project shall comply with one of the following alternative compliance measures:
 - a. The project shall provide for on-site biofiltration of one and one-half (1.5) times the portion of the SWQDV that is not retained on-site;
 - b. The project shall include infiltration or bioretention BMPs to intercept the portion of the SWQDV that is not retained on-site at an offsite location, as approved by the Director of Public Works. The project shall also provide for treatment of the portion of the SWQDV discharged from the project site, as approved by the Director of Public Works;
 - c. The project shall provide for the replenishment of groundwater supplies that have a designated beneficial use in the Basin Plan;
 - i. Groundwater replenishment projects shall include infiltration or bioretention BMPs to intercept the portion of the SWQDV that is not retained on-site at an offsite location, as approved by the Director of Public Works;
 - ii. Groundwater replenishment projects shall also provide for treatment of the portion of the SWQDV discharged from the project site, as approved by the Director of Public Works;
 - d. The project shall include infiltration, bioretention, or rainfall harvest and use BMPs to retrofit an existing

⁵² Los Angeles County Roadmap to a Sustainable Waste Management Future. Los Angeles County Public Works. October 2014. Available at: <http://dpw.lacounty.gov/epd/Roadmap/index.cfm>

⁵³ Countywide Organic Waste Management Plan. Los Angeles County Department of Public Works. December 2019. Available at: <https://www.pw.lacounty.gov/epd/swims/ShowDoc.aspx?id=8693&hp=yes&type=PDF>

⁵⁴ 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>

development with similar land uses as the project to intercept the portion of the SWQDV that is not retained on-site; or

- e. The County, independently or in conjunction with one or more cities, may apply to the Regional Water Board for approval of a regional or sub-regional stormwater mitigation program to substitute in part or wholly for the provisions of this chapter for the area covered by the regional or sub-regional stormwater mitigation program. If the Regional Water Board approves the program, provisions of the program shall apply in lieu of any conflicting provisions of this chapter.

In addition, development projects that consist of five or more residential units, or nonresidential development projects, shall comply with the following:

- The excess volume (ΔV , defined as the post-developed runoff volume minus the pre-developed runoff volume for the 85th percentile storm event) from each lot upon which such development is occurring shall be infiltrated at the lot level, or in the alternative, the excess volume from the entire development site, including streets and public right-of-way, shall be infiltrated in sub-regional facilities. The tributary area of a sub-regional facility shall be limited to five acres but may be exceeded with approval of the Director of Public Works. When the Director of Public Works determines that infiltration of all excess volume is not technically feasible, on-site storage, reuse, or other water conservation uses of the excess volume is required and shall be implemented as authorized by the Director of Public Works and the runoff from the SWQDV must be treated to the satisfaction of the Director of Public Works before discharge.

Los Angeles County Stormwater Ordinance

Chapter 12.80 – Stormwater and Runoff Pollution Control of the Los Angeles County Municipal Code

Chapter 12.80 – Stormwater and Runoff Pollution Control of the Los Angeles County Municipal Code was developed to protect the health and safety of the residents of the county by protecting the beneficial uses, marine habitats, and ecosystems of receiving waters within the county from pollutants carried by stormwater and non-stormwater discharges. In addition, the Stormwater and Runoff Pollution Control of the Los Angeles County Municipal Code protect the water quality of the receiving waters of the county and the United States, consistent with the Act.⁵⁵

Chapter 12.80.400 – Standards, guidelines and criteria are guidelines set the by director who establishes uniform minimum standards, guidelines, and/or criteria for specific discharges, connections, and/or BMPs. The provisions outlined in Chapter 12.80.400 do not prohibit the director from requiring a discharger or permittee from taking additional measures to achieve the objectives of this chapter or any permit.⁵⁶

Model Water Efficient Landscape Ordinance

The Model Water Efficient Landscape Ordinance adopts water efficiency standards for new and retrofitted landscapes and encourages the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and limits the portion of landscapes that can be covered in turf.⁵⁷

⁵⁵ Los Angeles County. Los Angeles County Code of Ordinances. 2020. Chapter 12.80 – Stormwater and Runoff Pollution Control of the Los Angeles County Municipal Code. Available at:

https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.80STRUPOCO

⁵⁶ Los Angeles County. 2020. Los Angeles County Code of Ordinances. 12.80.400 - Standards, Guidelines, and Criteria. Available at:

https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.80STRUPOCO

⁵⁷ California Department of Resources. 2019.

Model Water Efficient Landscape Ordinance. Available at: <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>

Construction and Demolition Debris Recycling and Reuse Ordinance

Towards meeting the state's waste reduction mandates, Title 20, Chapter 20.87 of the Los Angeles County Municipal Code requires projects in unincorporated areas to recycle or reuse 50 percent by weight of all construction and demolition debris removed from a site.⁵⁸ Submission of a recycling and reuse plan and annual reporting are required to demonstrate compliance with the plan. Single-family or two-family residential structures and associated accessory structures are exempt.

Los Angeles County Building Code

Effective January 1, 2020, the County of Los Angeles Building Code (Title 26) is based on the 2019 California Building Code, Title 24, California Code of Regulations.⁵⁹

Los Angeles County General Plan 2035

The Public Services and Facilities Element of the County General Plan has established three goals and four policies relevant to Utilities and Service Systems:⁶⁰

PS/F GOAL 1: A coordinated, reliable, and equitable network of public facilities that preserves resources, ensures public health and safety, and keeps pace with planned development.

- Policy PS/F 1.1: Discourage development in areas without adequate public services and facilities.

PS/F Goal PS/F 2: Increased water conservation efforts.

- PS/F Policy 2.1: Support water conservation measures.

PS/FGOAL 3: Increased local water supplies through the use of new technologies.

- PS/F Policy PS/F 3.1: Increase the supply of water through the development of new sources, such as recycled water, gray water, and rainwater harvesting.
- PS/F Policy 3.2: Support the increased production, distribution and use of recycled water, gray water, and rainwater harvesting to provide for groundwater recharge, seawater intrusion barrier injection, irrigation, industrial processes and other beneficial uses.

2015 Antelope Valley Area Plan – Town & Country

The planning area of the 2015 Antelope Valley Area Plan – Town & Country (Antelope Valley Area Plan), a component of the adopted Los Angeles County General Plan, provides planning policies for The Antelope Valley planning area bounded by the Kern County border to the north, the Ventura County border to the west, the Angeles National Forest (inclusive) to the south, and the San Bernardino County border to the east. It excludes the Cities of Lancaster and Palmdale. This area covers approximately 1,800 square miles and includes over two dozen communities.⁶¹

⁵⁸ Los Angeles County. Approved January 4, 2005. Los Angeles County Code of Ordinances. Chapter 20.87 – Construction and Demolition Debris Recycling and Reuse. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT20UT_DIV4SOWA_CH20.87CODEDERERE

⁵⁹ Los Angeles County. Effective January 1, 2020. Los Angeles County Code of Ordinances. Title 26 – Building Code, Chapter 1 – Administration, Section 100 – Adoption by Reference. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT26BUCCO_CH1AD_S100ADRE

⁶⁰ County of Los Angeles. Adopted October 6, 2015. Los Angeles County General Plan 2035, Chapter 13: Public Services and Facilities Element. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf

⁶¹ County of Los Angeles Department of Regional Planning. 16 June 2015. Antelope Valley Area Plan – Town & Country. Available at: <http://planning.lacounty.gov/tnc/documents/>

Goals and Policies

Water Resources

- **Goal COS 1:** Growth and development are guided by water supply constraints
 - **Policy COS 1.1:** Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.
 - **Policy COS 1.2:** Limit the amount of potential development in areas that are not, or not expected to be, served by existing and/or planned public water infrastructure through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
 - **Policy COS 1.3:** Limit the amount of potential development in groundwater recharge areas through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan.
 - **Policy COS 1.4:** Promote the use of recycled water, where available, for agricultural and industrial uses and support efforts to expand recycled water infrastructure.

- **Goal COS 2:** Effective conservation measures provide an adequate supply of clean water to meet the present and future needs of humans and natural ecosystems.
 - **Policy COS 2.1:** Require new landscaping to comply with applicable water efficiency requirements in the County Code.
 - **Policy COS 2.2:** Require low-flow plumbing fixtures in all new developments.
 - **Policy COS 2.3:** Require onsite stormwater infiltration in all new developments through the use of appropriate measures, such as permeable surface coverage, permeable paving of parking and pedestrian areas, catch basins, and other low impact development strategies.
 - **Policy COS 2.4:** Discourage water intensive recreational uses, such as golf courses, unless recycled water is used to sustain these uses.
 - **Policy COS 2.5:** Discourage the use of potable water for washing outdoor surfaces.
 - **Policy COS 2.6:** Support experiments in alternate forms of water provision and re-use, such as “air to water technology” and gray water systems.
 - **Policy COS 2.7:** Limit use of groundwater sources to their safe yield limits.
 - **Policy COS 2.8:** Coordinate with federal, state, regional and local agencies to develop and implement new technologies in water management.

- **Goal COS 3:** A clean water supply untainted by natural and man-made pollutants and contaminants.
 - **Policy COS 3.1:** Discourage the use of chemical fertilizers, herbicides and pesticides in landscaping to reduce water pollution.
 - **Policy COS 3.2:** Restrict the use of septic systems in areas adjacent to aqueducts and waterways to prevent wastewater intrusion into the water supply.
 - **Policy COS 3.3:** Require a public or private sewerage system for land use densities that would threaten nitrate pollution of groundwater if unsewered, or when otherwise required by County regulations.
 - **Policy COS 3.4:** Support preservation, restoration and strategic acquisition of open space to preserve natural streams, drainage channels, wetlands, and rivers, which are necessary for the healthy functioning of ecosystems.
 - **Policy COS 3.5:** Protect underground water supplies by enforcing controls on sources of pollutants.
 - **Policy COS 3.6:** Support and encourage water banking facilities throughout the Antelope Valley, including within Significant Ecological Areas.

2012 Santa Clarita Valley Area Plan

The Santa Clarita Planning Area comprises the entire Santa Clarita Valley, from the Santa Susana Mountains north to the northern edge of Los Angeles County, and from the western edge of Los Angeles County to the unincorporated community of Acton.⁶² Relevant guiding principles stated in the Santa Clarita Valley Area Plan include:

Guiding Principals

- **Environmental Resources**

11. New development shall be designed to improve energy efficiency, reducing energy and natural resource consumption by such techniques as the use of solar generators, recycling of treated wastewater, capture of storm runoff on-site, and use of recycled materials in building construction, native and drought-tolerant landscape, and energy and water efficient appliances and systems.
- **Infrastructure**

28. The location and timing of development shall be coordinated with the provision of adequate water, wastewater treatment, storm drainage, telecommunications, energy, roads, and other infrastructure.
- **Goal LU-7: Environmentally Responsible Development**
 - **Objective LU-7.2:** Ensure an adequate water supply to meet the demand of growth.
 - **Policy LU-7.2.1:** Monitor growth, and coordinate with water districts as needed to ensure that long-range needs for potable and reclaimed water will be met.
 - **Policy LU-7.2.2:** If water supplies are reduced from projected levels due to drought, emergency, or other unanticipated events, take appropriate steps to limit, reduce, or otherwise modify growth permitted by the Area Plan in consultation with water districts to ensure adequate long-term supply for existing businesses and residents. Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval.
 - **Objective LU-7.3:** Protect surface and ground water quality through design of development sites and drainage improvements.
 - **Policy LU-7.3.1:** Promote the use of permeable paving materials to allow infiltration of surface water into the water table.
 - **Policy LU-7.3.2:** Maintain stormwater runoff onsite by directing drainage into rain gardens, natural landscaped swales, rain barrels, permeable areas and use of drainage areas as design elements, where feasible and reasonable.
 - **Policy LU-7.3.3:** Seek methods to decrease impermeable site area where reasonable and feasible, in order to reduce stormwater runoff and increase groundwater infiltration, including use of shared parking and other means as appropriate.
 - **Policy LU-7.3.6:** Support emerging methods and technologies for the on-site capture, treatment, and infiltration of stormwater and greywater, and amend the County Code to allow these methods and technologies when they are proven to be safe and feasible.
 - **Objective LU-7.4:** Promote water conservation through building and site design.
 - **Policy LU-7.4.1:** Require the use of drought tolerant landscaping, native California plant materials, and evapotranspiration (smart) irrigation systems.
 - **Objective LU-7.5:** Promote waste reduction through site and building design.
 - **Policy LU-7.5.1:** Ensure that all new development provides adequate space for recycling receptacles and bins on site.
 - **Policy LU-7.5.2:** Promote the use of recycled building material.

⁶² County of Los Angeles Department of Regional Planning. 2012. Santa Clarita Valley Area Plan. Available at: http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012.pdf

- **Goal LU-9: Public Facilities**
 - **Objective LU-9.1:** Coordinate land use planning with provision of adequate public services and facilities to support development.
 - **Policy LU-9.1.1:** Ensure construction of adequate infrastructure to meet the needs of new development prior to occupancy.
 - **Policy LU-9.1.2:** Coordinate review of development projects with other agencies and special districts providing utilities and other services.
 - **Policy LU-9.1.3:** Protect major utility transmission corridors, pumping stations, reservoirs, booster stations, and other similar facilities from encroachment by incompatible uses, while allowing non-intrusive uses such as plant nurseries, greenbelts, and recreational trails.
 - **Policy LU-9.1.4:** Develop and apply compatible standards within County and City of Santa Clarita areas for design and maintenance of utility infrastructure, in consideration of the character of each community.
 - **Policy LU-9.1.6:** Coordinate with appropriate agencies and organizations to ensure that landfill expansion needs are met while minimizing adverse impacts to Valley residents.

B. EXISTING CONDITIONS

Facilities

Water Conveyance and Treatment Facilities

The County provides potable water for unincorporated areas through a water management system that consists of numerous water providers, water control boards, and other agencies. A combination of local and imported water is delivered through a system of aqueducts, reservoirs, and groundwater basins. The unincorporated areas of Los Angeles County are located within three Integrated Regional Water Management (IRWM) regions and encompasses the land use zoning designations affected by the proposed program: the Antelope Valley IRWM Region, the Upper Santa Clara River IRWM Region, and the Greater Los Angeles County (GLAC) IRWM Region. Each of the three IRWMs has adequate capacity to provide water.

The Antelope Valley IRWM Region spans 2,400 square miles in northern Los Angeles County and southeastern Kern County. There are five water districts that supply water in the Antelope Valley: West Valley County Water District, Littlerock Creek Irrigation District, Palmdale Water District, and Los Angeles County Waterworks District 04 (Figure IV.I-1, *Antelope Valley Water Agencies Service Areas*).

The proportion of the urban water demand in the Antelope Valley IRWM Region within Los Angeles County is forecasted to remain stable at about 92 percent through the 2015–2035 planning period. Agricultural water demand, about half of the total water demand in the region, is forecasted for the region only and not for the two counties separately (Figure IV.I-2, *Integrated Water Supply Management Regions*).

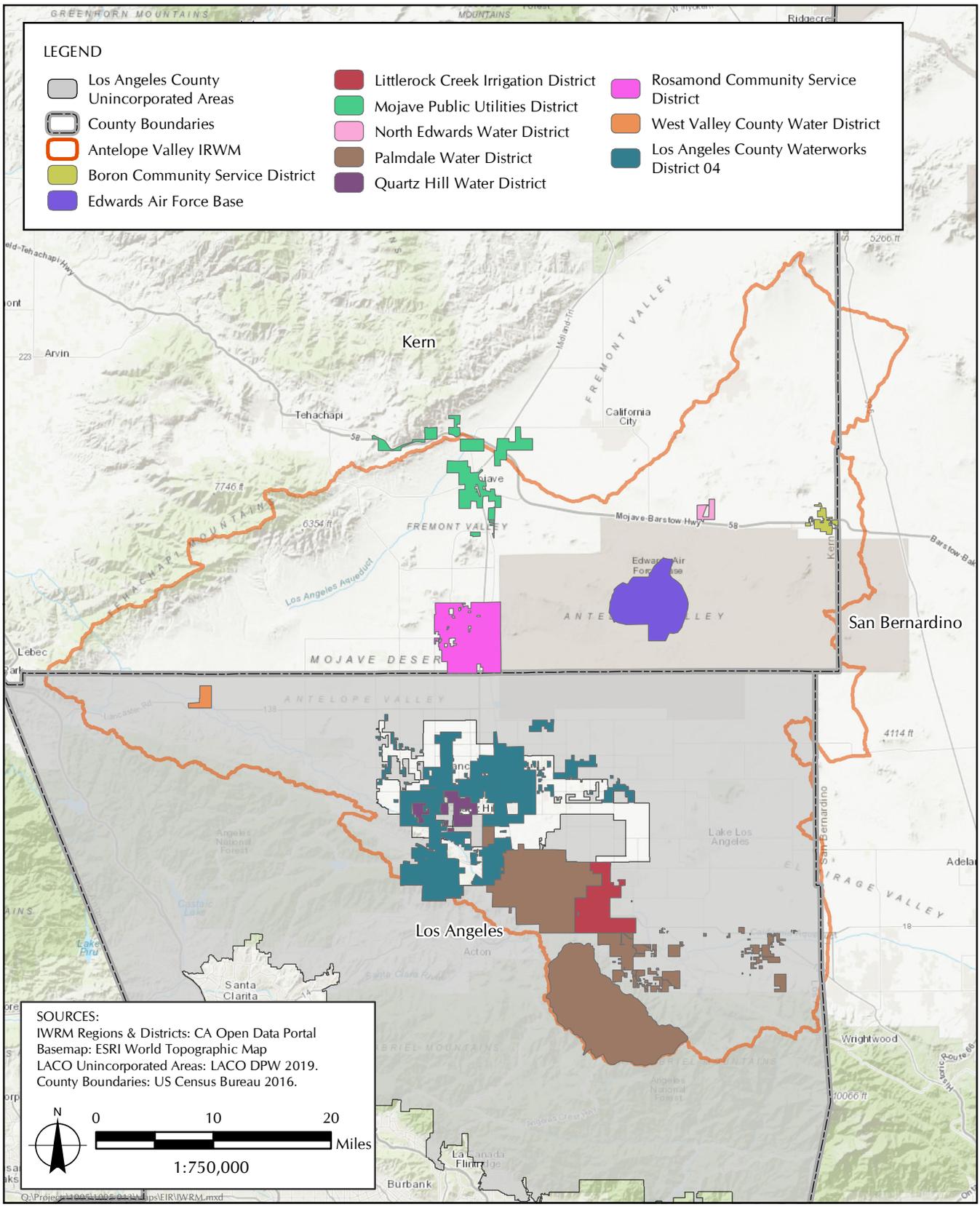


FIGURE IV.I-1
 Antelope Valley Water Agencies Service Areas

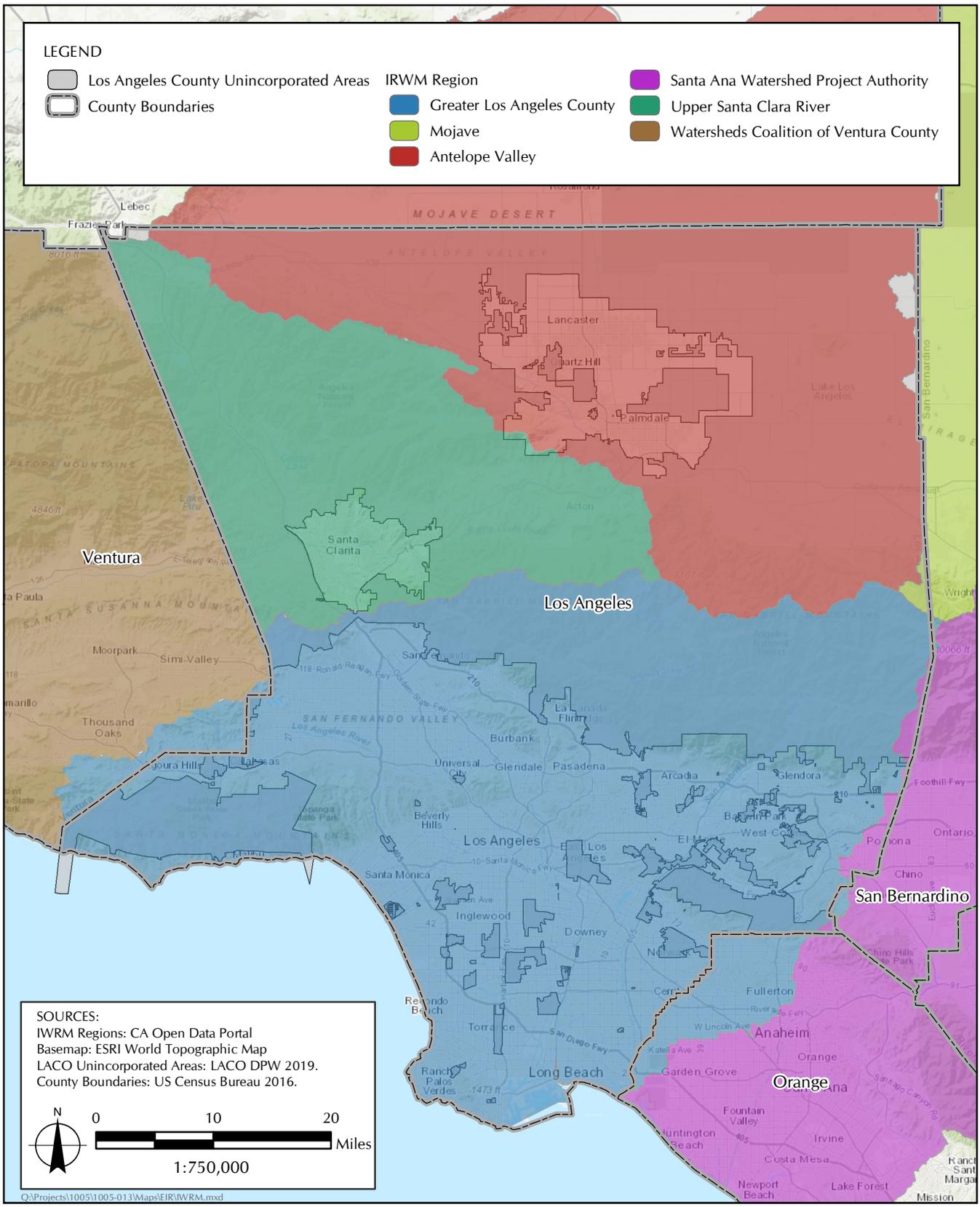


FIGURE IV.I-2
 Integrated Water Supply Management Regions

The Upper Santa Clara River IRWM Region consists of the portion of the Santa Clara River Watershed in Los Angeles County, which is a 654-square-mile area. The GLAC IRWM Region spans the remainder of Los Angeles County including the Los Angeles River, San Gabriel River, Santa Monica Bay, and Dominguez watersheds and encompasses approximately 2,058 square miles, and includes parts of southeastern Ventura County, northwest Orange County, and a small part of southwest San Bernardino County. The GLAC Region is divided into five subregions: the Upper Los Angeles River, the Upper San Gabriel River and Rio Hondo, the Lower San Gabriel and Lower Los Angeles River, the South Bay, and the North Santa Monica Bay.⁶³

- Upper Los Angeles River. Consisting of most of the Los Angeles River Watershed north of the I-10 freeway in central Los Angeles. Contains the San Fernando Valley Planning Area, part of the southwestern Antelope Valley Planning Area, much of the northern Metro Planning Area, the northwesternmost part of the West San Gabriel Planning Area, and a small part of the southeastern Santa Clarita Valley Planning Area.
- Upper San Gabriel and Rio Hondo Subregion. Consisting of the San Gabriel River Watershed north of Whittier Narrows Flood Control Basin, and part of the eastern Los Angeles River Watershed. This subregion consists of the East San Gabriel Valley Planning Area, almost all of the West San Gabriel Planning Area, and part of the southeastern Antelope Valley Planning Area.
- South Bay Subregion. Consisting of the southeast part of the Santa Monica Bay Watershed and the Dominguez Watershed. This subregion spans the Westside and South Bay Planning Areas; the southwest corner of the Gateway Planning Area; and part of the western Metro Planning Area.
- Lower San Gabriel and Los Angeles Rivers Subregion. Consisting of the part of the Los Angeles River Watershed south of I-10 in central Los Angeles, plus the part of the San Gabriel River Watershed south of Whittier Narrows Flood Control Basin. This region includes the almost all of the Gateway Planning Area, plus the southern part of the Metro Planning Area and the southeastern rim of the East San Gabriel Planning Valley Area. The region includes part of northwest Orange County and a small part of southwest Ventura County.
- North Santa Monica Bay. This subregion includes the Santa Monica Bay in Los Angeles County and portions of southeastern Ventura County, totaling approximately 203 square miles.

Water Treatment. The Metropolitan Water District of Southern California (MWD) operates five water treatment plants. Two are located within Los Angeles County: the Joseph Jensen Treatment Plant in the neighborhood of Granada Hills in the City of Los Angeles, with capacity of 750 million gallons per day (mgd); and the F.E. Weymouth Treatment Plant in the City of La Verne, with capacity of 520 mgd. The five facilities' total capacity is approximately 2.64 billion gallons per day. The Central Basin Municipal Water District is a groundwater treatment facility, the Water Quality Protection project, treats groundwater for volatile organic compound (VOC) contamination in the City of Pico Rivera in the Central subbasin; the contamination is a plume originating from the San Gabriel Valley to the north. The facility uses granular-activated carbon and has capacity of 2,000 gallons per minute.⁶⁴ The West Basin Municipal Water District is a 2,400-acre-foot per year (afy; or 2.1 mgd) capacity desalination facility in the City of Torrance operated by the West Basin Municipal Water District removes chloride from groundwater impacted by seawater. The Three Valleys Municipal Water District (IVMWD) operates the Miramar Water Treatment Plant in the City of Claremont, with a 25 mgd capacity.

Wastewater Conveyance and Treatment Facilities

In the unincorporated areas, the Los Angeles County Sanitation Districts (LACSD), the Consolidated Sewer Maintenance District (CSMD), and municipal septic or wastewater systems make up the County's sanitary sewage system.⁶⁵ The sanitary sewers and the stormwater/flood protection facilities in Los Angeles County are separate systems, with sanitary sewers conveying sewage from lavatories and other plumbing fixtures in buildings and factories to a wastewater treatment facility where treated before being discharged to the ocean or river. The LACSD is responsible for the construction operations and the maintenance of facilities that collect, treat, recycle, and dispose of sewage and industrial wastes is the County. Local sewers connected to the LACSD's trunk sewer lines within the unincorporated areas of the County are the responsibility of the CSMD.

⁶³ County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042, Chapter 13: Public Services and Facilities Element. Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf

⁶⁴ Central Basin Municipal Water District (CBMWD). 2011 (May). 2010 Urban Water Management Plan. Available at: <http://www.centralbasin.org> › File › 2011 › Water Resources 05-03-2011

⁶⁵ County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042. Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf

The LACSD is a collection of 24 independent special districts, the Santa Clarita Valley, and the Antelope Valley providing wastewater and solid waste management services to approximately 5.5 million people within the County. Seventeen of the Sanitation Districts that provide sewerage services in the metropolitan Los Angeles area are also signatory to a Joint Outfall Agreement that provides a regional, interconnected system of facilities known as the Joint Outfall System (JOS). The service area of the JOS encompasses 73 cities and unincorporated areas and includes some areas within the City of Los Angeles.⁶⁶ Public Works maintains 4,600 miles of main line sewers, 155 pumping stations, and 4 sewage treatment plants for CSMD. The LACSD's service area covers approximately 824 square miles and encompasses 78 cities and the unincorporated County areas and encompassing approximately 9,500 miles of sewer owned and operated by various cities and the County. The LACSD owns, operates, and maintains approximately 1,400 miles of sewers, ranging from 8 to 144 inches in diameter, that convey approximately 500 million gallons per day of wastewater to 11 wastewater treatment plants. This includes a wastewater collection system with 48 active pumping plants located throughout the County (Figure IV.I-3, *Wastewater Treatment Facilities*). This system provides sewage treatment, reuse, and disposal for residential, commercial, and industrial users.

Sanitary wastewater is treated in the following three phases:⁶⁷

- Primary Treatment: removal of solids using settling tanks
- Secondary Treatment: reduction of organic matter using bacteria and oxygen; followed by further removal of solids
- Tertiary Treatment: filtration of wastewater to remove any solids remaining after the first two phases of treatment Most wastewater that undergoes tertiary treatment is disinfected after tertiary treatment.

Disinfection methods include chlorine bleach and ultraviolet light. Tertiary-treated wastewater is often reused (i.e. recycled) for landscape and agricultural irrigation, groundwater recharge, and industrial uses.

Storm Water Drainage Facilities

In Los Angeles County, a stormwater drainage system that is separate from the sanitary sewage systems discharges stormwater toward a variety of natural and engineered drainage channels (Figure IV.E-7, *Los Angeles County Storm Water Infrastructure*). The Los Angeles RWQCB, Lahontan RWQCB, and Central Valley RWQCB are responsible for implementing the federally mandated NPDES program in Los Angeles County through the adoption of Orders, which are effectively the NPDES Permits for that region. An NPDES Permit defines the responsibilities of each permittee to control pollutants, including the adoption and enforcement of local ordinances and monitoring programs. Consequently, the County has a Stormwater Ordinance that requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by an NPDES Stormwater Permit.⁶⁸

⁶⁶ Sanitation Districts of Los Angeles County. Accessed October 17, 2020. Wastewater Collection Systems. Available at: https://www.lacsd.org/services/wastewatersewage/facilities_information/wwfacilities/wcs.asp

⁶⁷ Sanitation Districts of Los Angeles County. Accessed October 17, 2020. Wastewater Collection Systems. Available at: https://www.lacsd.org/services/wastewatersewage/facilities_information/wwfacilities/wcs.asp

⁶⁸ California Water Boards. Accessed April 14, 2020. Los Angeles, and Lahontan Regional Water Quality Control Board (RWQCB) Basin Plans. Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/

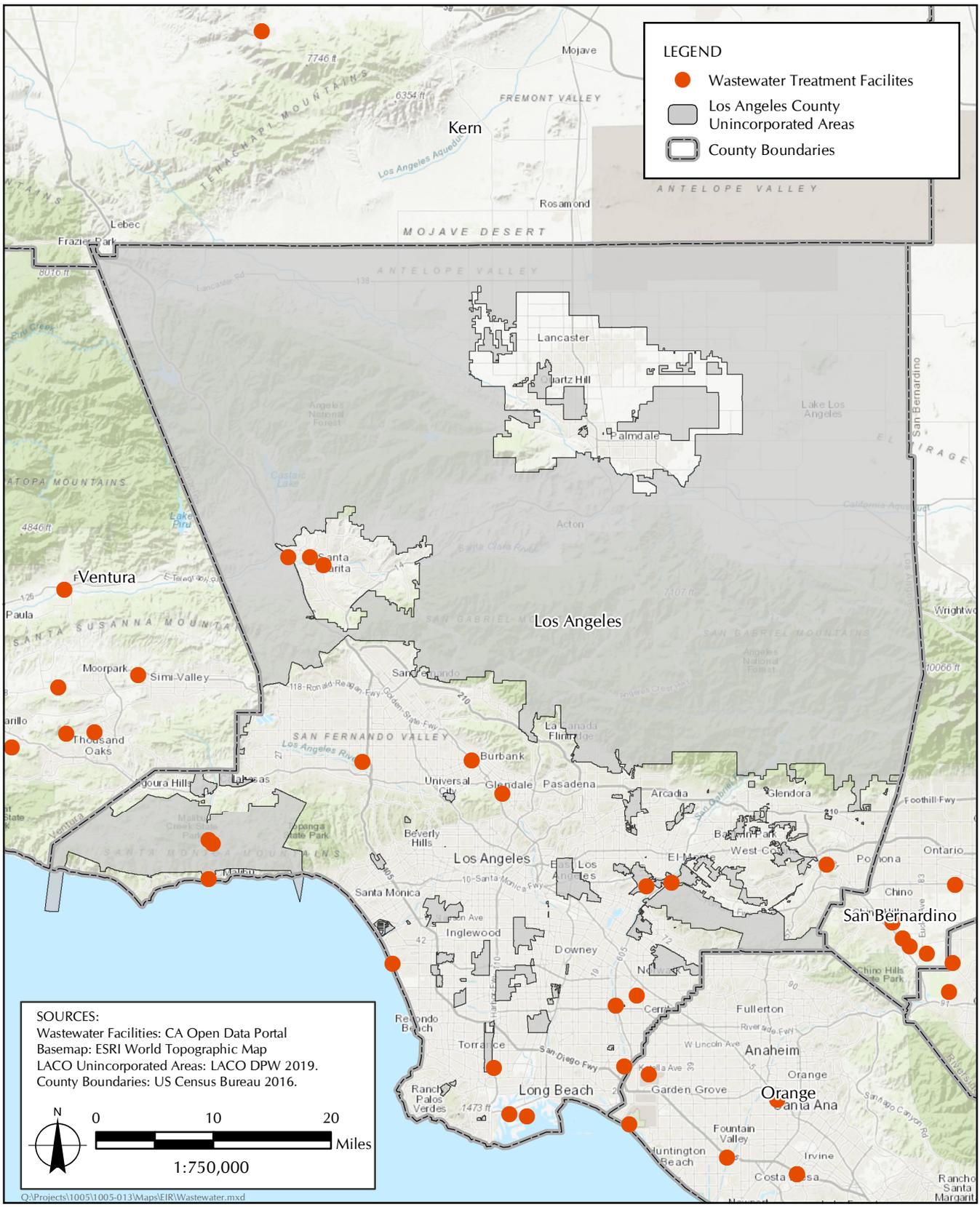


FIGURE IV.I-3
 Wastewater Treatment Facilities

As part of its NPDES Program, the Los Angeles RWQCB adopted a new MS4 Permit in 2012 (MS4 Permits are also sometimes referred to as Stormwater Permits). The remainder of this section discusses the MS4 permit and some of the County's associated efforts. The MS4 Permit imposes a number of basic programs (Minimum Control Measures), on all permittees in order to maintain a level of acceptable runoff conditions through the implementation of practices, devices, or designs generally referred to as Best Management Practices (BMPs), that mitigate stormwater quality issues.⁶⁹ The development construction program requires, for example, the implementation of temporary BMPs during a project's construction phase that include measures to protect water resources by preventing erosion, controlling runoff, protecting natural slopes and channels, storing fluids safely, managing spills quickly, and conserving natural areas. The Los Angeles RWQCB's MS4 Permit includes the Watershed Management Program (WMP), where permittees can collaborate to address water quality priorities on a watershed scale, customize BMPs, and develop multi-benefit projects containing water quality improvement, flood protection, water conservation, and/or beautification components. was amended.⁷⁰ The County has prepared the 2014 Low Impact Development Standards Manual (LID Standards Manual) to comply with the requirements of the NPDES Municipal Separate Storm Sewer System (MS4) Permit for stormwater and non-stormwater discharges from the MS4 within the coastal watersheds of Los Angeles County (CAS004001, Order No. R4- 2012-0175), henceforth referred to in this document as the 2012 MS4 Permit.

Public Works prepared the 2014 LID Standards Manual to comply with the revised Los Angeles County MS4 Permit (Order No. R4-2012-0175). The LID Standards Manual outlines stormwater runoff quantity and quality control development principles, technologies, and design standards for achieving the LID Standards of Chapter 12.84. The LID Standards Manual requires that Designated Projects prioritize the selection of BMPs to retain 100 percent of the 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 Manual states that BMPs should be implemented in the following order of preference:

- Infiltration and/or bioretention
- Stormwater runoff harvest and use

Designated projects that are unable to fully retain the SWQDV on-site through retention-based stormwater quality control measures must implement alternative compliance measures (e.g., on-site biofiltration, off-site groundwater replenishment, off-site infiltration and/or bioretention, and off-site retrofit). Prior to off-site mitigation, the portion of the SWQDV that cannot be reliably retained on-site must be treated to meet effluent quality standards.

The LID Standards Manual outlines site conditions where infiltration may be technically infeasible:

- Locations where the corrected in-situ infiltration rate is less than 0.3 inches per hour, as determined according to the most recent Geotechnical and Materials Engineering Division (GMED) Policy GS 200.1, and it is not technically feasible to amend the in-situ soils to attain an infiltration rate necessary to achieve reliable performance of retention-based stormwater quality control measures for the SWQDV on-site.
- Locations where seasonal high groundwater is within 10 feet of the surface.
- Within 100 feet of a groundwater well used for drinking water.
- Brownfield development sites or other locations where pollutant mobilization is a documented concern.
- Locations with potential geotechnical hazards.
- Smart growth and infill or redevelopment locations where the density and/or nature of the project would create significant difficulty for compliance with the onsite retention requirement.
- Locations where infiltration may cause adverse impacts to biological resources.
- Locations where infiltration may cause health and safety concerns.

⁶⁹ California Water Boards. Accessed April 14, 2020. Los Angeles County MS4 Permit. Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/losangeles.html

⁷⁰ County of Los Angeles. 2013. Los Angeles Regional Board's 2012 MS4 Permit, County's Low Impact Development (LID) and Hydromodification Ordinance. Available at: http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

The LID Standards Manual also outlines site conditions where stormwater runoff harvest and use may be technically infeasible:

- Projects that would not provide sufficient irrigation or (where permitted) domestic grey water demand for use of stored stormwater runoff due to limited landscaping or extensive use of low water use plant palettes in landscaped areas.
- Projects that are required to use recycled water for landscape irrigation.
- Projects in which the harvest and use of stormwater runoff would conflict with local, state, or federal ordinances or building codes.
- Locations where storage facilities may cause potential geotechnical hazards as outlined in the geotechnical report.
- Locations where storage facilities may cause health and safety concerns.

Water Quality Control Plan for the Los Angeles Region

The Los Angeles RWQCB has prepared a Water Quality Control Plan for the Los Angeles Region (Basin Plan), which encompasses all coastal drainages flowing to the Pacific Ocean between Rincon Point (on the coast of western Ventura County) and the eastern Los Angeles County line, as well as the drainages of five coastal islands (Anacapa, San Nicolas, Santa Barbara, Santa Catalina, and San Clemente). In addition, the Los Angeles region includes all coastal waters within three miles of the continental and island coastlines. As the eastern boundary, formed by the Los Angeles County line, departs somewhat from the hydrologic divide, the Los Angeles and Santa Ana regions share jurisdiction over watersheds along their common border. The first essentially complete Basin Plan, which was established under the requirements of California's 1969 Porter-Cologne Water Quality Control Act (Section 13000 [Water Quality] *et seq.* of the California Water Code), was adopted in 1975 and revised in 1984. The latest version was adopted in 1994.

The Basin Plan assigned beneficial uses to surface and groundwater such as municipal water supply and water-contact recreation to all waters in the basin. It also set water quality objectives, subject to approval by the EPA, intended to protect designated beneficial uses. These objectives apply to specific parameters (numeric objectives) and general characteristics of the water body (narrative objectives). An example of a narrative objective is the requirement that all waters must remain free of toxic substances in concentrations producing detrimental effects upon aquatic organisms. Numeric objectives specify concentrations of pollutants that are not to be exceeded in ambient waters of the basin.

The Los Angeles RWQCB is involved in the regulation of a number of activities that are relevant to the consideration of the proposed program:

- Prepares, monitors compliance with, and enforces Waste Discharge Requirements, including NPDES permits.
- Implements and enforces local stormwater control efforts.
- Enforces water quality laws, regulations, and waste discharge requirements.
- General Construction Activity Stormwater Discharges.
- Stormwater discharges that are composed entirely of runoff from qualifying construction activities may require regulation under the General Construction Activity Storm Water Permit issued by the SWRCB. Construction activities that qualify include clearing, grading, excavation, reconstruction, and dredge-and-fill activities that result in the disturbance of at least one acre and less than five acres of total land area.⁷¹

Water Quality Control Plan for the Lahontan Region

The Lahontan RWQCB (Region 6) has prepared a Basin Plan for the Lahontan Region, which establishes water quality standards for the inland watersheds of the Mojave Desert in Los Angeles County east and northeast through San Bernardino, Kern, Inyo, and Mono Counties to the Nevada state border and north to the Oregon state border.⁷² The Basin Plans assign beneficial uses to surface and groundwater such as municipal water supply and water-contact recreation to all waters in the basin. They also set water-quality objectives, subject to approval by the U.S. EPA, intended to protect designated beneficial uses. These objectives apply to specific parameters (numeric objectives) and general characteristics of the water body (narrative objectives). An example

⁷¹ State Water Resource Control Board. Adopted January 23, 2013. 2009-0009-DWQ Construction General Permit Fact Sheet. Available at: https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/constpermits/wqo_2009_0009_complete.pdf

⁷² California Water Boards: Lahontan – R6. Accessed June 9, 2020. Lahontan Basin Plan. Available at: https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.html

of a narrative objective is the requirement that all waters must remain free of toxic substances in concentrations producing detrimental effects upon aquatic organisms. Numeric objectives specify concentrations of pollutants that are not to be exceeded in ambient waters of the basin.⁷³

Water Quality Control Plan for the Central Valley

The Central Valley RWQCB administers two plans, one for the norther portions of the Valley that are tributary to the Stanislaus and San Joaquin Rivers and one for the southern portion of the Valley that are tributary to Tulare Lake and Buena Vista Lake. A very small area on the north facing slopes of the San Emigdio Mountain the northwesternmost area of the unincorporated area of Los Angeles County is included in this Plan. The Basin Plan for the Tulare Lake and Buena Vista Lake is the basis for the Regional Board's regulatory program. It sets forth water quality standards and objectives for the surface and ground waters of the Region, which include both designated beneficial uses of water and the narrative and numerical objectives which must be maintained or attained to protect those uses. It identifies general types of water quality problems, which can threaten beneficial uses in the Region. It then identifies required or recommended control measures for these problems. In some cases, it prohibits certain types of discharges in particular areas.⁷⁴

Electric Power Facilities

Southern California Edison (SCE) provides electricity to Los Angeles County. Total electricity demands in SCE's service area were 82,069 gigawatt-hours (GWH)⁷⁵ per year in 2012. Per the County General Plan, the total projected electricity demand for the SCE's is 96,516 GWH in 2024. Projected development within the County is subject to Title 24, Part 6 of the California Administrative code, the Energy Efficiency Standards for Residential and Nonresidential Buildings, which requires local jurisdiction to use energy efficient appliances, weatherization techniques and efficient cooling and heating systems to reduce energy demand stemming from new development. SCE's sources of electricity generation in 2017 were 29 percent renewable, including 2 percent biomass and biowaste, 4 percent geothermal, 3 percent eligible hydroelectric, 10 percent solar, and 10 percent wind; 34 percent natural gas; 4 percent coal; 9 percent nuclear; 15 percent large hydroelectric; and 9 from unspecified sources.^{76,77}

Natural Gas Facilities

The Southern California Gas Company (SoCal Gas) supplies natural gas to most of Los Angeles County. For the County, the estimated net increase in natural gas demand is about 192 million therms per year, or 51 million cubic feet of natural gas per day. Forecasted natural gas demands are within SoCal Gas' estimated supplies for the County's 2035 buildout.

Telecommunication Facilities

Cable operators serving Los Angeles County include: Time Warner Cable, Charter Communication, Cox Communications, AT&T U-verse, and Verizon Federal laws provide oversight of the cable industry. While the County serves as the local franchise authority and responds to all community inquiries surrounding telecommunication, under federal law, the County does not have legal jurisdiction to control telecommunication charges for services.⁷⁸

⁷³ California Water Boards: Lahontan – R6. Accessed June 9, 2020. Lahontan Basin Plan. Available at: https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.html

⁷⁴ The Water Quality Control Plan (Basin Plan) for the California Regional Water Quality Control Board Central Valley Region Fifth Edition. California Regional Water Quality Control Board Central Valley Region. May 2018. Available at: https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

⁷⁵ One GWH is equivalent to one million kilowatt-hours.

⁷⁶ Southern California Edison. July 2018. 2017 Power Content Label. Available at: https://www.sce.com/sites/default/files/inline-files/2017PCL_0.pdf

⁷⁷ "Unspecified sources of power" means electricity from transactions that are not traceable to specific generation sources.

⁷⁸ County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042. Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf

Water Supply

Approximately 33 percent of the County’s water supply comes from local water sources, including surface water from mountain runoff, groundwater, and recycled water.⁷⁹ Water is imported into Los Angeles County from three sources: the Colorado River, the Bay Delta in Northern California via the State Water Project, and the Owens Valley via the Los Angeles Aqueduct. Most of the imported water utilized in the unincorporated areas is provided by the MWD, Castaic Lake Water Agency, Antelope Valley/East Kern Water Agency, Littlerock Creek Irrigation District, and the Palmdale Water District. Both groundwater and surface water supplies fluctuate based on the amount of annual rain fall in the County. Los Angeles County utilizes eight water supply sources (Table IV.I-1, *Water Supplies by Source for Los Angeles County in Acre-Feet per Year*):

- **Water supply from the Northern California via the State Water Project (SWP):** The SWP has delivered water to 29 water agencies along the route, including the Antelope Valley-East Kern Water Agency, Castaic Lake Water Agency, MWD, and the San Gabriel Valley Municipal Water District. MWD wholesales most of the water imported into Southern California by the State Water Project to the MWD’s 26 member agencies.
- **Water supply from the Colorado River via the Colorado River Aqueduct:** The 242-mile-long Colorado River Aqueduct carries a billion gallons (2,778 acre-feet) of water daily to Southern California. California, along with several other states, shares water that is diverted from the Colorado River. Due to California’s overutilization of water annually from the Colorado River, water agencies throughout California, including MWD, have implemented programs to reduce water drawn from the Colorado River to the initial allocation agreement, through water banking, conservation, and recycling, and is sold by the MWD to its member agencies.
- **Groundwater:** Sourced from local groundwater basins that are recharged naturally through stormwater and rainfall, and artificially recharged in recharging basins with imported water, stormwater, and recycled water.
- **Water Banking:** In areas such as the San Joaquin Valley, water agencies store water in groundwater basins outside the region.
- **Surface Water:** From local streams.
- **Recycled Water:** Treated and disinfected municipal wastewater. Uses in the County include landscape and agricultural irrigation, groundwater recharge, and industrial uses.
- **Desalination:** removal of salts and mineral components from ocean water.
- **Stormwater Capture and Direct Use:** The supply made available through the capture of local stormwater and runoff flows for local non-potable use prior to reaching rivers or other water bodies.

**TABLE IV.I-1
WATER SUPPLIES BY SOURCE FOR LOS ANGELES COUNTY IN ACRE-FEET PER YEAR**

	2015	2020	2025	2030	2035
Groundwater	797,637	870,093	817,057	885,632	890,488
Imported Water	1,213,992	1,125,244	1,036,715	1,124,463	1,103,251
Surface Water	23,332	23,293	23,293	23,293	23,293
Recycled Water	108,190	138,536	144,956	160,522	168,904
Water Banking	39,950	39,950	34,950	34,950	34,950
Conservation	52,953	74,946	91,830	108,867	122,838
Stormwater Capture and Direct Use	3,423	5,984	9,974	15,958	24,935
Water Transfers	39,862	40,147	40,147	40,147	40,147
Desalination	500	21000	26000	26000	31000
Total	2,279,839	2,339,193	2,224,922	2,419,832	2,439,806

SOURCE: Los Angeles County General Plan Update EIR, County of Los Angeles (Table 5.17-15).

⁷⁹ County of Los Angeles Department of Regional Planning. Adopted October 2015. Los Angeles County General Plan 2035. Chapter 13: Public Services and Facilities Element. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf

Water Agencies participate in delivering water from its source to households and other retail customers within the County. The California Department of Water Resources (DWR) operates and maintains the SWP.

- **Water Wholesalers:** The MWD purchases imported SWP water; import water from the Colorado River; and wholesales water to its member agencies. The Central Basin Municipal Water District, West Basin Municipal Water District, Upper San Gabriel Valley Municipal Water District, and the Three Valleys Municipal Water District, are member agencies of the MWD. Other water wholesalers in Los Angeles County such as the Central Basin Municipal Water District, West Basin Municipal Water District, Upper San Gabriel Valley Municipal Water District, Castaic Lake Water Agency, Las Virgenes Municipal Water District, Three Valleys Municipal Water District, and Antelope Valley-East Kern Water Agency.
- **Water purveyors** provide water to retail customers; these includes agencies of cities and counties, private companies, and special districts.

Existing and projected water demands have been calculated for the unincorporated areas of the County during development of the County General Plan 2035 (Table IV.I-2, *Water Demands by IRWM Region/Subregion in Acre-Feet per Year*).

**TABLE IV.I-2
WATER DEMANDS BY IRWM REGION/SUBREGION IN ACRE-FEET PER YEAR**

IRWM Region/Subregion	2015	2020	2025	2030	2035
Antelope Valley	187,000	195,000	200,000	205,000	210,000
Upper Santa Clara River	94,553	94,218	102,647	109,674	118,203
North Santa Monica Bay	42,218	39,701	40,771	44,427	42,782
Upper Los Angeles River	439,111	462,331	477,376	493,481	500,228
Upper San Gabriel and Rio Hondo	325,122	341,951	349,647	357,392	363,856
South Bay	477,051	498,009	507,296	517,697	521,946
Lower San Gabriel and Los Angeles Rivers	378,941	387,490	396,401	398,703	400,916
Total	1,943,996	2,018,700	2,074,138	2,126,374	2,157,931
Total Supplies (from Table 2.19-1)	2,279,839	2,339,193	2,224,922	2,419,832	2,439,806
Residual Supplies	335,843	320,493	150,784	293,458	281,875

SOURCE: Los Angeles County General Plan Update EIR, County of Los Angeles (Table 5.17-16).

California Water Action Plan

The California Water Action Plan—released by Governor Brown in January 2014 is a roadmap for the state’s journey toward sustainable water management. The California Water Action Plan has been developed to meet three broad objectives: more reliable water supplies; the restoration of important species and habitat; and a more resilient, sustainably managed water resources system (water supply, water quality, flood protection, and environment) that can better withstand inevitable and unforeseen pressures in the coming decades.

The California Water Plan, last updated in 2018, provides a collaborative planning framework for elected officials, agencies, tribes, water and resource managers, businesses, academia, stakeholders, and the public to develop findings and recommendations and make informed decisions for California’s water future.⁸⁰ The plan, updated every five years, presents the status and trends of California’s water-dependent natural resources; water supplies; and agricultural, urban, and environmental water demands for a range of plausible future scenarios. The California Water Plan also evaluates different combinations of regional and statewide resource management strategies to reduce water demand, increase water supply, reduce flood risk, improve water quality, and enhance environmental and resource stewardship. The evaluations and assessments performed for the plan help identify effective actions and policies for meeting California’s resource management objectives in the near term and for several decades to come.⁸¹

⁸⁰ California Department of Water Resources. Accessed October 14, 2020. California Water Plan Update 2018 (Update 2018). Available at: <https://water.ca.gov/Programs/California-Water-Plan/Update-2018>

⁸¹ California Department of Water Resources. Accessed October 8, 2020. California Water Today, Volume 1 – The Strategic Plan. Available at: http://www.waterplan.water.ca.gov/docs/cwpu2013/Final/04_Vol1_Ch03_Ca_Water_Today.pdf

Solid Waste

The LACSD provides solid waste management services to approximately 5.5 million people within the County. The unincorporated areas of the County are served by nine open landfills: Lancaster, Antelope Valley, Chiquita Canyon, Sunshine Canyon, Savage Canyon, San Clemente Island (limited watershed), Pebbly Beach (limited watershed), Calabasas (limited watershed), and Scholl Canyon (limited watershed).^{82,83} Additionally, the Mesquite Regional Landfill (MRLF), which is located in Imperial County, will be a destination for municipal solid waste from Los Angeles County as part of LACSD's Waste-by-Rail System. Solid waste will be placed in sealed intermodal containers at local transfer stations, loaded onto rail cars at the Puente Hills Intermodal Facility in Los Angeles County, and hauled by rail to MRLF for disposal (see Figure IV.D-2).

Solid Waste Diversion

The County's goal is to encourage solid waste management facilities that utilize conversion and other alternative technologies and waste to energy facilities. The County unincorporated areas have already achieved and surpassed California's 50 percent waste diversion mandate. The County of Los Angeles has a goal of maximizing the recovery of products, materials, and energy from waste that would otherwise be disposed of at landfills, to achieve 80% diversion from landfills by 2025. The County unincorporated areas have already achieved and surpassed California's 50 percent waste diversion mandate.⁸⁴

There are 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 (e.g., tires and concrete/asphalt/rubble), and waste-to-energy programs and nine landfills serving the unincorporated areas (see Table IV.I-3, *Landfills Serving Unincorporated Areas*)(see Figure IV.D-2).⁸⁵

⁸² Los Angeles County Sanitation Districts. Accessed October 8, 2020. Facilities. Available at: <https://www.lacsd.org/facilities/?tab=4>

⁸³ Los Angeles County Department of Regional Planning. May 2014. Los Angeles County General Plan 2035. Figure 13.1: Landfills. Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_13-1_Landfills.pdf

⁸⁴ County of Los Angeles Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf

⁸⁵ County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042. Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf

**TABLE IV.I-3
LANDFILLS SERVING UNINCORPORATED AREAS**

Landfill and Location	Current Remaining Capacity, Cubic Yards	Estimated Close Date (based on current SWFP)	Maximum Daily Load (tons)	Average Daily Disposal, 2012 (tons)	Residual Daily Disposal Capacity (tons)
Antelope Valley Public Landfill, City of Palmdale	19,952,000	2042	1,800	832	968
Calabasas Sanitary Landfill, Community of Agoura, unincorporated Los Angeles County	12,338,000	2028	3,500	604	2,896
Chiquita Canyon Sanitary Landfill Community of Castaic, unincorporated Los Angeles County	6,020,000	2019	6,000	2,970	3,030
El Sobrante Landfill, City of Corona, Riverside County	145,530,000	2045	16,054	6,179	9,875
Lancaster Landfill and Recycling Center, City of Lancaster	14,491,000	2044	3,000	690	2,310
Olinda Alpha Sanitary Landfill, City of Brea, Orange County	38,578,383	2021	8,000	7,633	367
Scholl Canyon Landfill, City of Glendale	7,011,000	2030	3,400	675	2,725
Simi Valley Landfill & Recycling Center City of Simi Valley, Ventura County	119,600,000	2052	6,000	2,124	3,876
Sunshine Canyon City/County Landfill Community of Sylmar, City of Los Angeles	96,393,000	2037	12,100	7,221	4,879
Total¹	419,913,383	n/a	59,854	28,928	30,926

NOTE: Each of the nine landfills is open six days per week, Monday through Saturday, except for certain holidays.

¹Some of the landfills described above have statutory limits as to what areas they can accept waste from. Therefore, the totals are for comparison/information only and do not indicate disposal capacity for any specific region.

SOURCE: Los Angeles County General Plan Update EIR, County of Los Angeles (Table 5.17-20)

3. SIGNIFICANCE THRESHOLDS

According to the County of Los Angeles Department of Regional Planning Environmental Checklist Form, which is based on Appendix G of the State CEQA Guidelines, the Green Zones Program would have a significant impact related to utilities and service systems if it would:

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?

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

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?

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?

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

4. IMPACT ANALYSIS

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?

The proposed program would result in less than significant impacts to utilities and service systems 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. The proposed improvements required by the four elements of the proposed program would 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 proposed 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, would utilize electric power or natural gas. The proposed program would 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 would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Statewide per capita water consumption for manufacturing ranges from 341 to 3,911 gallons per day. With 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. Construction of the proposed improvement required pursuant to the proposed program would 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 LACSD's sewer system. Therefore, the proposed program would result in less than significant impacts to utilities and service systems 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.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to utilities and service systems 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revisions allow industrial uses in these communities by-right, or through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 ~~45~~ of the 27 ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions of the proposed program with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would expand the permit requirement to other industrial uses that are currently allowed by-right or with a CUP. These regulations would be retroactive to existing properties within the 11 districts, and to future entitlements, which would either be subject to an SPR Ministerial Site Plan Review or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The proposed program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption. Element 1 would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties, which would result in less than significant impacts. The analysis below is separated by type of facility: water, wastewater treatment or storm water drainage, electric power, natural gas, and telecommunications facilities.

Water Facilities

Construction

The majority of construction activities that would be required to implement the new development standards for Element 1 would not require the use of water facilities during the construction phases of the improvements. Water required for installation of landscaping would be ancillary to the land use, and all necessary improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses, and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related uses within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction of the requirements for Element 1 would include installation of walls, fencing, setback, and landscaping in compliance with existing development standards during plan check, including the installation of landscaping with plants from the Los Angeles County Waterworks District's drought tolerant plant list.⁸⁶ As stated in Section III, *Project Description*, under the proposed program, parcels under 1 acre within the Green Zone Districts subject to the Green Zones Program would not be exempt from the provisions of the County LID Ordinance. The proposed program would only require a negligible amount of water for the purpose of landscaping. The parcels located within Element 1 are located in areas of intense urban development and currently served by water facilities. Statewide per capita water consumption for manufacturing ranges from 341 to 3,911 gallons per day.⁸⁷ 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. The proposed program would 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 would be subject to the requirements of Element 1 would 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 (Table IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID including parcels less than 1-acre in size would result in a net benefit to water supply in Element 1 as a result of the water saving requirements of the LID Ordinance. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

Operation

Element 1, Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. The majority of the new development standards would not require the use of water during the operational phases of the improvements. Element 1 would only require a small use of water for the purpose of irrigation of landscaping. However, these areas would be required to meet the standards of the LID Ordinance for the use of drought tolerant landscaping. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period (Table IV.I-1). The requirement of the proposed program for all parcels to meet the requirements of the LID including parcels less than 1 acre in size would result in a net benefit to water supply in Element 1 as a result of the water saving requirements of the LID Ordinance. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

Wastewater Treatment Facilities

Construction

Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. Construction activities associated with installation of the required improvements such as the construction of walls, landscaping, paving, and landscaping would require low quantities of additional water that would need to be treated at wastewater treatment facilities. The proposed program would 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 would be subject to the requirements of

⁸⁶ Native Plan List. Los Angeles County Waterworks Districts. Accessed 10/15/2020. Available at: <https://dpw.lacounty.gov/wwd/web/Conservation/NativePlant.aspx>

⁸⁷ 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>

Element 1 would not expand development outside of those areas already designated for industrial development. As discussed in Section IV.I.2.b, the County has adequate water treatment infrastructure to meet anticipated growth over the planning period, including projected growth (Figure IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID including parcels less than 1 acre in size would result in a net benefit to wastewater treatment facilities in Element 1 as a result of the water saving requirements and stormwater runoff requirements of the LID Ordinance. A negligible amount of wastewater would be generated by construction workers because portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site, as required under 8 CCR Section 1526.⁸⁸ 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 a result of the requirement of the proposed program that all parcels within Element 1 be subject to the requirements of the LID Ordinance, improvements as a result of the proposed program would not generate wastewater for offsite discharge during construction. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects.

Operation

Element 1 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. Operation of the proposed new development standards for the Green Zone Districts 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. The proposed new development standards would not require additional restrooms, sinks, and other uses that generate wastewater. As stated above for Water Facilities, additional water use during operations as a result of the proposed program would be limited to irrigation of new landscaping within buffers that would be required to comply with the County LID Ordinance, which requires drought tolerant landscaping. Water required for landscaping would be ancillary to the land use, and all necessary improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. The improvements would not generate wastewater for offsite discharge and would not result in the need for expansion or construction of wastewater treatment facilities. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects.

Stormwater Drainage Facilities

Construction

Element 1 would result in less than significant impacts to utilities and service systems in relation to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. The proposed program would 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 would be subject to the requirements of Element 1 would not expand development outside of those areas already designated for industrial development. Construction activities during implementation of the development standards required by the proposed program would 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.⁸⁹ There is adequate stormwater infrastructure in the County to meet the growth projections of the County General Plan, as discussed in Section IV.I.2.b. Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID including parcels less than 1 acre in size would result in a net benefit to stormwater runoff in Element 1 as a result of the requirement of the LID Ordinance to treat stormwater onsite. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation

⁸⁸ 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>

⁸⁹ 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>

to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects.

Operation

Element 1 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. The areas that would be subject to the requirements of Element 1 would not expand development outside of those areas already designated for industrial development. There is adequate stormwater infrastructure in the County to meet the growth projections of the County General Plan, as discussed in Section IV.I.2.b. Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID including parcels less than 1 acre in size would result in a net benefit to stormwater runoff in Element 1 as a result of the requirement of the LID Ordinance to treat stormwater onsite. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects.

Electric Power Facilities

Construction

Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or electrical transmission and distribution lines. Other than installation of the proposed improvements such as lighting, the requirements of Element 1 would require negligible electricity usage for construction and operation and all new construction would 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 would be subject to Element 1 of the proposed program would already be connected to electric power facilities to support their industrial uses. Construction activities required to implement the proposed program would not be expected to require relocation, expansion, or new electric power facilities as the electric power facilities currently serving the area would be sufficient for the construction of the proposed program. As a result, impacts to utilities and service systems in relation to electricity serving the program area would not occur. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities.

Operation

Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric facilities or electrical transmission and distribution lines. The program area is currently served by SCE electric power facilities. The parcels that would be subject to the proposed program would already be connected to electric power facilities to support their industrial uses. The proposed improvements would require negligible electricity usage for the operation of the proposed program and would not require the need for additional electricity. The implementation of the proposed program would not be expected to require the relocation, expansion, or new electric power facilities as the electric power facilities currently serving the area would be sufficient for the construction of the proposed program. Therefore, Element 1 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities, causing significant environmental effects.

Natural Gas Facilities

Element 1 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities or expansion of facilities, causing significant environmental effects. The proposed improvements required in conjunction with the new development standards required by the proposed program would 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 would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. As a result, impacts to utilities and services systems in relation to natural gas serving the program area would not occur. Therefore, Element 1 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities or expansion of facilities, causing significant environmental effects.

Telecommunication Facilities

Element 1 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities or expansion of facilities, causing significant environmental effects. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. As a result, impacts to utilities and services systems in relation to telecommunications would not occur. Therefore, Element 1 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities or expansion of facilities, causing significant environmental effects.

Element 2 – New Sensitive Uses

Element 2 would result in less than significant impacts to utilities and service systems 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. Currently, the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above-listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration (see Table III.E-2). Therefore, Element 2 would result in less than significant impacts to utilities and service systems 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.

Water Facilities

Construction

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects. The proposed program would not result in the expansion of areas for designated for sensitive uses as identified in the County General Plan, including growth projections within the planning period. The areas that would be subject to the requirements of Element 2 would not expand development outside of those areas already designated for development. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period (Table IV.I-1). The majority of construction activities that would be required to implement the new development standards would not require the use of water facilities during the construction phases of the improvements. ~~As discussed in Section III, construction activities for the proposed program would include solid wall screening, expanded landscaping barriers between incompatible uses, standards for windows and placement of balconies, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the proposed program would implement development standards for new 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 use to a place of worship, adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water, facilities or expansion of facilities, causing significant environmental effects.

Operation

Element 2 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded water facilities or expansion of facilities, causing significant environmental effects. The proposed program would not result in the expansion of areas designated for sensitive uses as identified in the County General Plan, including growth projections within the planning period. The areas that would be subject to the requirements of Element 2 would not expand development outside of those areas already designated for development. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period (Table IV.I-1). The majority of the new development standards would not require the use of water during the operational phases of the improvements. Element 2 would only require

a small use of water for the purpose of irrigation of landscaping. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the operation of new or expanded water, facilities or expansion of facilities, causing significant environmental effects.

Wastewater Treatment Facilities

Construction

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. Construction activities would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the Los Angeles County Waterworks District's drought tolerant plant list. A negligible amount of wastewater would be generated by construction workers. It is anticipated that portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site, as required under 8 CCR Section 1526.⁹⁰ 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 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 General Plan or other wastewater facilities planning documents. Improvements as a result of the proposed program would not generate wastewater for offsite discharge. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects.

Operation

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. A majority of the improvements would not require the use of water during operations. The improvements would not generate wastewater for offsite discharge. Water required for landscaping would be ancillary to the land use and all necessary improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration (see Table III.E-2). The proposed new development standards would not require additional restrooms, sinks, and other uses that generate wastewater. As stated above for Water Facilities, additional water use during operations as a result of the proposed program would be limited to irrigating new landscaping buffers that would be required to comply with the County LID Ordinance. The improvements would not generate wastewater for offsite discharge and would not result in the need for expansion or construction of wastewater treatment facilities. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects.

Stormwater Drainage Facilities

Construction

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. ~~The construction activities for the improvements would include solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ The implementation of the improvements would involve construction of new areas of impervious surfaces. These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures

⁹⁰ 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>

would not differ substantially from existing conditions. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects, and no mitigation is required.

Operation

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). These measures would be required where the proposed program implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established,~~ existing industrial, ~~recycling or solid waste, vehicle-related~~ uses. New sensitive uses would have to meet the requirements of the discretionary or ministerial permit that was issued for the use. As a result, any potential impacts to stormwater runoff would have been addressed through the permitting process. The proposed program would 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 would be subject to the requirements of Element 2 would not expand development outside of those areas already designated for industrial development. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects.

Electric Power Facilities

Construction

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects. Other than installation of the proposed improvements such as lighting, the systems required for the construction of the requirements would require negligible electricity usage for construction and operation, and all new construction would 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 would be subject to the proposed program would already be connected to electric power facilities to support the new sensitive uses. Construction activities required to implement the proposed program would not be expected to require relocation, expansion, or new electric power facilities as the electric power facilities currently serving the area would be sufficient for the construction of the proposed program. The construction of these measures would not differ substantially from existing conditions, such that they would cause significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects.

Operation

Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects. The updated standards for new sensitive uses would not differ substantially from existing conditions, such that they would cause significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. Other than installation of the proposed improvements such as lighting, these systems would require negligible electricity usage for construction and operation and all new construction would 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 would be subject to the proposed program would be connected to electric power facilities to support their new sensitive uses. Operation activities required to implement the proposed program would not be expected to require relocation, expansion, or new electric power facilities as the electric power facilities currently serving the area would be sufficient for the construction of the proposed program. Therefore, Element 2 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects.

Natural Gas Facilities

Element 2 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities or expansion of facilities, causing significant environmental effects. The proposed improvements required in conjunction with the new development standards required by the proposed program would not involve construction or operation requiring the use of natural gas. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to new sensitive land uses. As a result, impacts to utilities and services systems in relation to natural gas serving the proposed program area would not occur. Therefore, Element 2 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities or expansion of facilities, causing significant environmental effects.

Telecommunication Facilities

Element 2 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities or expansion of facilities, causing significant environmental effects. The proposed improvements required in conjunction with the new development standards required by the proposed program would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities. None of the improvements that would be required as part of Element 2 would require telecommunication technology. As a result, impacts to utilities and services systems in relation to telecommunications would not occur. Therefore, Element 2 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities or expansion of facilities, causing significant environmental effects.

Element 3 – Recycling and Waste Management Revisions

Element 3, including supermarket accessory recycling collection centers, would result in less than significant impacts to utilities and service systems 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. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of GHGs and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion facilities would be prohibited in ARAs.~~

Water Facilities

Construction

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects. The proposed program would 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 County has sufficient water supply and infrastructure to meet anticipated growth over the planning period, and there is sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaping such that no expansion of water facilities would be required (Table IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID Ordinance would result in a net benefit to water supply. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects.

Operation

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects. The proposed program would 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 County has sufficient water supply and infrastructure to meet anticipated growth over the planning period, and there is sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaping such that no expansion of water facilities would be required (Table IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID Ordinance would result in a net benefit to water supply during operation as a result of the water saving requirements. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This Prohibiting facilities from these areas would result in a substantial reduction in where these facilities could be sited. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects.

Wastewater Treatment Facilities

Construction

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, or an SPR ~~The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP~~ (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This Prohibiting facilities from these areas~~ would result in a substantial reduction in the areas where these uses could be permitted. Construction and operation of Element 3 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 discussed in Section IV.I.2.b above, the County has adequate wastewater treatment capacity to accommodate growth within the 21-year planning period. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects, and no mitigation is required.

Operation

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. The proposed program would 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 new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, or an SPR ~~The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP~~ (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in

HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This Prohibiting facilities from these areas would result in a substantial reduction in the areas where these uses could be permitted. Operation of Element 3 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's General Plan or other wastewater facilities planning documents. As discussed in Section IV.I.2.b above, the County has adequate wastewater treatment capacity to accommodate growth within the 21-year planning period. Operation of the facilities permitted under Element 3 would not be expected to result in substantially or incrementally exceeding 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. Therefore, Element 3, Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects.

Stormwater Drainage Facilities

Construction

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. The proposed program would 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 new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, or an SPR. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This Prohibiting facilities from these areas would result in a substantial reduction in the areas where these uses could be permitted. Part of the discretionary CUP would require conformance with the LID Ordinance, which contains BMPs for the treatment of stormwater runoff during construction and operations. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects.

Operation

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. The proposed program would 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 new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, or an SPR. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This Prohibiting facilities from these areas would result in a substantial reduction in the areas where these uses could be permitted. Part of the discretionary CUP would require conformance

with the LID Ordinance, which contains BMPs for the treatment of stormwater runoff during construction and operations. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects.

Electric Power Facilities

Construction

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects. The construction activities resulting from compliance with development standards required for Element 3 would be minimal and would not substantially alter the existing conditions for existing industrial uses such that electric power transmission serving the program area would be impacted. The proposed program would 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 new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, or an SPR. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This Prohibiting facilities from these areas would result in a substantial reduction in the areas where these uses could be permitted. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects.

Operation

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects. Operation activities are not be expected to require relocation, expansion, or new electric power facilities as the electric power facilities currently serving the area would be sufficient for the construction of the requirements of Element 3 of proposed program. SCE provides electricity to the proposed program area. Total electricity demands in SCE's service area were 82,069 gigawatt-hours (GWH)⁹¹ per year in 2012. Per the County General Plan, the total projected electricity demand is 96,516 GWH in 2024. Projected development within the County is subject to Title 24, Part 6 of the California Administrative code, the Energy Efficiency Standards for Residential and Nonresidential Buildings, which requires local jurisdiction to use energy efficient appliances, weatherization techniques and efficient cooling and heating systems to reduce energy demand stemming from new development. The proposed program would 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 new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, or an SPR. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This Prohibiting facilities from these areas would result in a substantial reduction in the areas where these uses could be permitted. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities or expansion of facilities, causing significant environmental effects.

⁹¹ One GWH is equivalent to one million kilowatt-hours.

Natural Gas Facilities

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities or expansion of facilities, causing significant environmental effects. The proposed program would 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 new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, or an SPR. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This Prohibiting facilities from these areas would result in a substantial reduction in the areas where these uses could be permitted. Implementation of the proposed program would not involve uses that require natural gas. The Southern California Gas Company (SoCalGas) supplies natural gas to most of the proposed program area. For the County, the estimated net increase in natural gas demand is about 192 million therms per year, or 51 million cubic feet of natural gas per day. Forecasted natural gas demands are within SoCalGas' estimated supplies for the County's 2035 buildout. Operations may require natural gas for certain uses. However, the natural gas requirements would not be expected to exceed those projected and planned for in the County General Plan. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities or expansion of facilities, causing significant environmental effects.

Telecommunication Facilities

Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities or expansion of facilities, causing significant environmental effects. The proposed program would 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 new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, or an SPR. The majority of the uses in Element 3 would be subject to current development standards would require a discretionary CUP (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Element 3 would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. This Prohibiting facilities from these areas would result in a substantial reduction in the areas where these uses could be permitted. Construction of Element 3 would not involve uses that required new or expanded telecommunications facilities. Similarly, operations would not require telecommunications facilities greater than those that would ordinarily be anticipated. Therefore, Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities or expansion of facilities, causing significant environmental effects.

The Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts to utilities and service systems 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. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units.

Water Facilities

The Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects. The proposed program would 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 County has sufficient water supply and infrastructure to meet anticipated growth over the planning period, and there is sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaping such that no expansion of water facilities would be required (Table IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID Ordinance would result in a net benefit to water supply. Therefore, the Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects.

Wastewater Treatment Facilities

The Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers would be constructed on existing parking lots, and no new structures would be built. 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. The ~~construction~~ establishment of a recycling collection center or compliance with development standards would not substantially alter the existing conditions, such that the current wastewater treatment facilities or capacity would be changed and require the construction of new or expanded facilities. Therefore, the Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects, and no mitigation is required.

Stormwater Drainage Facilities

The Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Supermarket Accessory Recycling Centers would be ~~constructed~~ established on existing parking lots, and no new structures would be built, and would be subject to site plan review. Therefore, the Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects.

Electric Power Facilities

The Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Supermarket Accessory Recycling Centers would be ~~constructed~~ established on existing parking lots, and no new structures would be built, and would be subject to site plan review. Therefore, the Supermarket Accessory Recycling Center component of Element 3 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities.

Natural Gas Facilities

The Supermarket Accessory Recycling Center component of Element 3 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities. The permitting of Supermarket Accessory Recycling Centers in existing parking lots would not require the use of natural gas for construction or operations. Therefore, the Supermarket Accessory Recycling Center component of Element 3 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities.

Telecommunication Facilities

The Supermarket Accessory Recycling Center component of Element 3 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities. The permitting of Supermarket Accessory Recycling Centers in existing parking lots would not require the use or construction of telecommunications facilities for construction or operations. Therefore, the Supermarket Accessory Recycling Center component of Element 3 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

Element 4 would result in less than significant impacts to utilities and service systems 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.

Water Facilities

Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. There would be no nexus for increasing current water facilities or capacity through construction or operations that would require the construction of new or expanded facilities as a result of building and maintaining such enclosures. Therefore, Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water facilities or expansion of facilities, causing significant environmental effects.

Wastewater Treatment Facilities

Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are

to be applied for storage enclosures for recycling and solid waste storage. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. There would be no nexus for increasing the need new or expanded wastewater treatment facilities or expansion of facilities through construction or operations that would require the construction of new or expanded facilities as a result of building and maintaining such enclosures. Therefore, Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded wastewater treatment facilities or expansion of facilities, causing significant environmental effects.

Stormwater Drainage Facilities

Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and does not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. The revisions specify enhancements to existing development standards that are to be applied for storage enclosures for recycling and solid waste storage. 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. Additionally, the proposed program would only apply to new development and expansion of existing development excluding residential uses with fewer than four units. Construction activities during implementation of the development standards required by the proposed program would be subject to the County LID Ordinance involving measures to reduce stormwater runoff. Compliance with the provisions of the LID Ordinance includes BMPs that would reduce potential effects on the facilities from construction activities required for compliance with the proposed program. Therefore, Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded storm water drainage facilities or expansion of facilities, causing significant environmental effects.

Electric Power Facilities

Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. These revisions would not affect electric power transmission facilities, given that they do not require electricity for construction or operations other than minimal lighting. Therefore, Element 4 would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electric power facilities.

Natural Gas Facilities

Element 4 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas facilities. The permitting of Storage Enclosures for Recycling and Solid Waste would not require the use of natural gas for construction or operations. As a result, impacts to utilities and services systems in relation to natural gas serving the program area would not occur. Therefore, Element 4 would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas transmission and distribution pipelines.

Telecommunication Facilities

Element 4 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities. The permitting of Storage Enclosures for Recycling and Solid Waste would not require the use or construction of telecommunications facilities for construction or operations. As a result, impacts to utilities and services systems in relation to telecommunications would not occur. Therefore, Element 4 would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities.

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

The proposed program would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The potential for impacts has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the County General Plan land use designations for select parcels located within the Green Zone Districts. The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in 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 (pertaining to New Sensitive Uses and the Recycling and Waste Management Revisions), building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties.

County Water Supplies, Projected Demand, and Purveyor Service Areas

As stated in the Public Services and Facilities Element of the County General Plan, approximately 33 percent of the County's water supply comes from local sources, and approximately 77 percent is imported from the Colorado River, Sacramento Bay Delta, and the Owens Valley.⁹² The Southern California region faces a challenge satisfying its water requirements and securing firm water supplies as continued population growth and economic growth increase water demands in the region and competition for water from outside the region reduces supplies of imported water (see Table IV.I-1). Major sources of uncertainty regarding the County's imported and local water supply include Sacramento Delta pumping restrictions, climate change and sea level rise, and levee and pipeline vulnerability to floods and earthquakes. To reduce the County's dependence on imported water and increase the water supply, County agencies are establishing water conservation programs such as water reclamation projects and groundwater recharge facilities. Several water agencies in Southern California are producing and distributing recycled water, gray water, and most recently desalinated ocean water. Clear visions and strategies for the sustainable management of water resources within a specific region are being delineated by one or more watersheds in the Antelope Valley Region IRWM, the Upper Santa Clara River Region IRWM, and the Greater Los Angeles County (GLAC) Region IRWM (see Table IV.I-2). Based on the three IRWMs and water supply and demand projections provided by each water purveyor, each of the three IRWMs has adequate capacity to provide water for unincorporated areas of the County through a combination of local and imported water that is delivered through a system of aqueducts, reservoirs, and groundwater basins, with a residual water supply of 335,843 acre-feet per year in 2015 and an anticipated projected residual supply of 281,875 acre-feet per year in 2035, based on an anticipated 11 percent increase in demand from 2015 to 2035. From 2020 to 2035, based on the policies and programs disclosed in the County General Plan and projections made in the General Plan Update EIR, the County's water supply sources are anticipated to increase by 4 percent. Water supplies from 2020 to 2035 are anticipated to increase for groundwater (by 2 percent), recycled water (by 22 percent), conservation (by 64 percent), stormwater capture and direct use (by over 300 percent), and desalination (by 48 percent; see Table IV.I-1). Water supplies from 2020 to 2035 are anticipated to decrease for imported water (by 2 percent) and water banking (by 13 percent). Water supplies are anticipated to remain at the same quantity for surface water and water transfers from 2020 to 2035.

Within 9 of the 11 County Planning Areas, the County land use zoning designations that would be subject to the proposed program are located in areas fully served by water purveyor agencies; there is adequate forecasted residual water supply at buildout to serve the proposed program. Each of the water purveyors provides projections for water supply and demand through 2035 that includes imported water and recycled water sources, and shows that with anticipated growth per SCAG projections, each water purveyor would have a water surplus. As there are areas not served by designated private or municipal water purveyors within the Santa Clarita Valley Planning Area and the Antelope Valley Planning Area, additional details are provided below.

The primary sources of water in the Santa Clarita Valley Planning Area are pumped groundwater and imported water from the SWP. Within the Santa Clarita Valley Planning Area, there are areas to the west and south of Castaic Lake, southwest of the City of Santa Clarita, and east of the City of Santa Clarita, including the unincorporated community of Agua Dulce, that are outside the 195-square-mile service area of the Castaic Lake Water Agency and do not receive the agency's 95,200 acre-feet per year of

⁹² The Los Angeles Aqueduct, which imports water from the Owens Valley, primarily serves residents and businesses of the incorporated City of Los Angeles.

purchased SWP water, 11,000 acre-feet per year from high-flow Kern River water, and 115,000 acre-feet of groundwater banks in neighboring Kern County to offset shortages during future dry years.⁹³ Water supply outside this service area is limited to pumped groundwater from the Santa Clara River Valley Groundwater Basin (Santa Clara River Valley East Subbasin [Basin No. 4-4-07]). The 2005 UWMP for the Santa Clarita Valley projects annual increases in water usage of about 2.2 percent through 2030 without conservation measures in place, and 1.3 percent annual water usage increases with conservation measures. Projected 2030 demand is estimated at 138,300 acre-feet.

In the Antelope Valley Planning Area, the three primary sources of water are the SWP (up to 165,000 acre-feet per year, from two SWP contractors), surface water stored in the Littlerock Reservoir (3,325 acre-feet per year), and the Antelope Valley Groundwater Basin and Acton Valley Basin.⁹⁴ In dry years, SWP contractors' allocation percentages decrease. Stormwater and recycled water from LACSD water reclamation plants are secondary sources of water supply in this planning area. There are multiple small water purveyors that provide services primarily in the central and northeastern portions of the planning area; there are several areas outside the service area of a water purveyor in the northern, eastern, southern, and western portions of the Valley Planning Area, as well as the area northeast of Palmdale. Water supply is limited in the Antelope Valley Planning Area. The 2019 Antelope Valley IRWM forecasts that total water demand will exceed the supply by 77,200 acre-feet per year in future single-dry years and 198,800 acre-feet over four years in future multi-dry year periods.⁹⁵ The Antelope Valley Groundwater Basin was adjudicated in 2015, which quantified a safe groundwater pumping yield and established production rights to stabilize groundwater levels. Groundwater rights are adjudicated in the Basin, which has regulated groundwater supplies. The Watermaster management of the adjudicated basin and the prescriptive allowable pumping rights for each agency that accesses the groundwater basin reduces the potential of incremental increases to groundwater pumping that could result from implementation of the proposed program.

Anticipated Water Demand for Proposed Program

The proposed program would only require a small use of water for the purpose of landscaping. The improvements required pursuant to the Green Zones Program would either be ancillary to existing uses (Element 1 only) 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 proposed program would be limited to decreased intensity of industrial uses, which would not be expected to require additional water. A majority of the improvements would not require the use of water during the construction or operational phases of the improvements. Water required for landscaping irrigation would be ancillary to the land use, and all necessary improvements would 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 would 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.⁹⁶ In particular, compliance with the 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 would be 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.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening

⁹³ Los Angeles County Department of Regional Planning. Adopted November 27, 2012. Santa Clarita Valley Area Plan: One Valley: One Vision. Chapter 4: Conservation and Open Space. Available at: http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch_04_os.pdf

⁹⁴ Los Angeles County Department of Regional Planning. August 2014. Antelope Valley Area Plan Update (Town & Country) Draft EIR. SCH # 2014061043. Chapter 5.17: Utilities and Service Systems. Available at: http://planning.lacounty.gov/assets/upl/project/tnc_deir-chap5-17.pdf

⁹⁵ Los Angeles County Department of Public Works. Accessed October 16, 2020. Antelope Valley Integrated Regional Water Management Plan. Final 2019 Update. Available at: <https://pw.lacounty.gov/wwd/avirwmp/docs/finalplan/2019%20Final%20AV%20IRWMP.pdf>

⁹⁶ 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-mandatorymeasures#CGBC2019P2_Ch05_SubCh5.3

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. The Green Zone Districts would all be located in the Los Angeles Basin, within the County Planning Areas that are fully served by water purveyor agencies with adequate forecasted residual water supply at buildout to serve the proposed program.

Construction

Construction activities required to implement the new development standards and/or more stringent entitlement process for Element 1 would be completed in all 11 districts within a 3- to 7-year period for existing industrial, recycling, or vehicle-related uses (per the retroactive conformance requirement), and to future entitlements subject to an ~~SPR Ministerial Site Plan Review~~ or a CUP on a project-by-project basis after the individual future projects have received a discretionary approval (which requires environmental review under CEQA). The parcels located within Element 1 are located in areas of intense urban development and currently served by water facilities. Water required for landscaping would be ancillary to the land use, and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. However, permits would only be needed for a small percentage of development. Construction of the requirements for Element 1 would include installation of walls, fencing, setbacks, and landscaping for which demonstration of compliance with existing development standards is required during plan check, including the installation of landscaping with plants from the Los Angeles County Waterworks District's drought tolerant plant list.⁹⁷ All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.⁹⁸ These measures regulate both indoor and outdoor water use and include development in conformance with the MWELo to increase water efficiency standards encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the Green Zone Districts, there are sufficient water supplies to support the anticipated incremental increase for during construction of the improvements that would be required.

Statewide per capita water consumption for manufacturing ranges from 341 to 3,911 gallons per day.⁹⁹ 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. The proposed program would 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 would be subject to the requirements of Element 1 would 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 (see Table IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID Ordinance including parcels less than 1 acre in size would result in a net benefit to water supply in Element 1 as a result of the water saving requirements of the LID Ordinance. Construction activities would be required to comply with the County LID Ordinance pertaining to recycled water, and the proposed development of the landscaping and landscape barriers would be installed consistent with the County's LID Standards Manual. The currently adopted LID Ordinance exempts parcels that are less than 1 acre in size, which would include approximately 79 percent of the parcels that would be subject to Element 1. As stated in Section III, *Project Description*, under the proposed program, parcels under 1 acre within the Green Zone Districts subject to the Green Zones Program would not be exempt from the provisions of the County LID Ordinance. The additional program parcels of less than 1 acre would reduce impervious surfaces as a requirement of the County LID Ordinance. Therefore, the Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

⁹⁷ Native Plant List. Los Angeles County Waterworks Districts. Accessed 10/15/2020. Available at: <https://dpw.lacounty.gov/wwd/web/Conservation/NativePlant.aspx>

⁹⁸ 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. https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2_Ch05_SubCh5.3

⁹⁹ 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>

Operation

Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the Green Zone Districts, there are sufficient water supplies to support the anticipated incremental increase for operation and maintenance of irrigated landscaped buffers (see Table IV.I-1). The majority of the new development standards would not require the use of water during the operational phases of the improvements. Element 1 would only require a small use of water for the purpose of irrigation of landscaping. However, these areas would be required to meet the standards of the LID Ordinance for the use of drought tolerant landscaping. The proposed new development standards would not require additional restrooms, sinks, and other uses that require access to potable water. Furthermore, recycled water and stormwater capture are potential water supplies for irrigation of the landscape buffer areas, instead of potable water, if needed. The proposed new development standards include elements that would require increased water usage through planting landscape barriers. All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.¹⁰⁰ These measures regulate both indoor and outdoor water use and include development in conformance with the MWELo to increase water efficiency standards encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Water required for landscape irrigation would be ancillary to the land use and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. However, permits would only be needed for a small percentage of development. The proposed program would be required to comply with the County LID ordinance pertaining to recycled water. In addition, the proposed program would revise the County's current LID Ordinance's exemption of structures of less than 1 acre, by requiring program parcels of less than 1 acre to be subject to the ordinance. The additional program parcels of less than 1 acre would reduce impervious surfaces as a requirement of the County LID Ordinance. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the Green Zone Districts, there are sufficient water supplies to support the anticipated incremental increase for during operation and maintenance of the proposed program. The proposed program would comply with existing UWMP to maintain sustainable water resources. Therefore, the Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

Element 2 – New Sensitive Uses

The development standards for the New Sensitive Uses adjoining or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The new development standards would apply to parcels that are located in all 11 County Planning Areas. The areas that would be subject to the requirements of Element 2 would not expand development outside of those areas already designated for development in the County General Plan. The County has sufficient water supply and infrastructure to meet anticipated growth over the planning period (see Table IV.I-1). ~~As discussed in Section III, construction activities for the proposed program would include solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the proposed program would implement new development standards for New 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

Construction

The majority of construction activities that would be required to implement the new development standards would not require the use of water facilities during the construction phase of the improvements. Construction of the proposed new development standards would either be ancillary to an existing use or part of future proposed land use, using existing or proposed water pipe improvements and connections to adequately connect to the existing and planned infrastructure. Rezoning of uses would not occur with implementation of the development standards. Water required for landscaping would be ancillary to the land use, and all necessary improvements would be verified through the permit approval process of obtaining required connection permit

¹⁰⁰ 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. https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2_Ch05_SubCh5.3

for the applicable water purveyor within the designated areas. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the New Sensitive Uses, there is sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaped (see IV.I-1).

The proposed program includes elements that would require increased water usage through planting landscape barriers. All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.¹⁰¹ These measures regulate both indoor and outdoor water use and include the use of the MWELo to increase water efficiency standards for new and retrofitted landscapes through encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Construction activities would be required to comply with the County LID Ordinance pertaining to recycled water. In addition, the proposed program would revise the County's current LID Ordinance's exemption of structures less than 1 acre, by requiring program parcels of less than 1 acre to be subject to the Ordinance. The additional program parcels of less than 1 acre would be subject to the proposed program. The implementation of these measures would reduce impervious surfaces as a requirement of the County LID Ordinance. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the New Sensitive Uses, there is sufficient water supply to support the anticipated incremental increase for during construction, operation, and maintenance of the proposed program. The proposed program would comply with existing UWMPs to maintain sustainable water resources. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

Operation

The majority of the new development standards would not require the use of water during the operational phases of the improvements. The proposed program includes standards for requiring the use of solid wall screening, expanded landscaping buffers between incompatible uses, standards for windows, placement of balconies, and air filtration devices (see Table III.E-2). 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 would not require a large amount of potable water. The proposed new development standards would not require additional restrooms, sinks, and other uses that require access to potable water. Furthermore, recycled water and stormwater capture are potential water supplies for irrigation of the landscape buffer areas, instead of potable water, if needed. The proposed new development standards include elements that would require increased water usage through planting landscape barriers. All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.¹⁰² These measures regulate both indoor and outdoor water use and include development in conformance with the MWELo to increase water efficiency standards encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the New Sensitive Uses, there are sufficient water supplies to support the anticipated incremental increase for during operation and maintenance of the proposed program. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The revisions would apply to parcels that are located in all 11 County Planning Areas. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving,

¹⁰¹ 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. https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatorymeasures#CGBC2019P2_Ch05_SubCh5.3

¹⁰² 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. https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatorymeasures#CGBC2019P2_Ch05_SubCh5.3

signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (see Table III.E-2). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs.~~

Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible.

Construction

The parcels that would be subject to the revisions in Element 3 are located in both areas of intense urban development currently served by water facilities and rural areas in the Santa Clarita Valley Planning Area and Antelope Valley Planning Area, some of which are outside the service area of a water purveyor. Water required for landscaping would be ancillary to the land use, and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. Construction of the requirements for Element 3 would include installation of walls, fencing, enclosures, and landscaping for which demonstration of compliance with existing development standards is required during plan check, including the installation of landscaping with plants from the Los Angeles County Waterworks District's drought tolerant plant list.¹⁰³ All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.¹⁰⁴ These measures regulate both indoor and outdoor water use and include development in conformance with the MWELo to increase water efficiency standards encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Construction activities would be required to comply with the County LID Ordinance pertaining to recycled water, and the proposed development of the landscaping and landscape barriers would be installed consistent with the County's LID Standards Manual.

Statewide per capita water consumption for manufacturing ranges from 341 to 3,911 gallons per day.¹⁰⁵ 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. The proposed program would 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 would be subject to the requirements of Element 3 would 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 (see Table IV.I-1). Any construction would be required to comply with existing development standards and would not substantially alter the existing conditions for existing industrial uses in relation to water

¹⁰³ Native Plant List. Los Angeles County Waterworks Districts. Accessed 10/15/2020. Available at: <https://dpw.lacounty.gov/wwd/web/Conservation/NativePlant.aspx>

¹⁰⁴ 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. https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2_Ch05_SubCh5.3

¹⁰⁵ 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>

supply within the program area. The Supermarket Accessory Recycling Collection revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water beyond that described for the Recycling and Waste Management Revisions would occur. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

Operation

Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, there are sufficient water supplies to support the anticipated incremental increase for operation and maintenance of irrigated landscaped buffers (see Table IV.I-1). The majority of the new development standards would not require the use of water during the operational phases of the improvements. Element 3 would only require a small use of water for the purpose of irrigation of landscaping. However, these areas would be required to meet the standards of the LID Ordinance for the use of drought tolerant landscaping. The proposed revisions would not require additional restrooms, sinks, and other uses that require access to potable water. Furthermore, recycled water and stormwater capture are potential water supplies for irrigation of the landscape buffer areas, instead of potable water, if needed. The proposed new development standards include elements that would require increased water usage through planting landscape barriers. All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.¹⁰⁶ These measures regulate both indoor and outdoor water use and include development in conformance with the MWELo to increase water efficiency standards encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Water required for landscape irrigation would be ancillary to the land use and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. Increased water supply needed for recycling and solid waste facilities would be required to comply with County development standards. Therefore, Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. The Supermarket Accessory Recycling Collection revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water beyond that described for ~~Green Zone District Recycling and Waste Management Revisions~~ would occur. Therefore, ~~Element 3 the Supermarket Accessory Recycling Collection Centers~~ would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. The revisions would apply to parcels that are located in all 11 County Planning Areas. These revisions would require waste, compost, and recyclable materials to be stored in receptacles, which would be located in the same enclosure.

Construction

Any new development or expansion of existing development would be required to meet the current development standards of the zone in which they are permitted. The revisions would expand upon current development requirements, including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. A negligible amount of water would be brought to the site when portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site, as required under 8 CCR Section 1526.¹⁰⁷ The proposed revisions would not require additional restrooms, sinks, and other uses that require access to potable water beyond temporary portable toilets. The Storage Enclosures for Recycling and Solid Waste Revisions would not require construction of additional areas for

¹⁰⁶ 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. https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatory-measures#CGBC2019P2_Ch05_SubCh5.3

¹⁰⁷ 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>

landscaping barriers or elements increasing water usage; thus, no consumptive use of water would occur. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

Operation

Based on a review of available water supply for parcels with County land use zoning designations that would be subject to Element 4, there are sufficient water supplies to support the anticipated incremental increase for operation and maintenance of Storage Enclosures for Recycling and Solid Waste Revisions (see Table IV.I-1). The proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The proposed revisions would not require additional restrooms, sinks, and other uses that require access to potable water. The Storage Enclosures for Recycling and Solid Waste Revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water would occur. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

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?

The proposed program would result in less than significant impacts to utilities and service systems 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. The proposed program includes modifications to existing industrial uses, greater stringency in development standards for new sensitive uses near industrial facilities, revisions to industrial facility developments standards in areas zoned for industrial uses within the proposed program area, and for the purpose of minimizing impacts related to industrial uses on nearby sensitive uses. The proposed program is not expected to discharge wastewater that contains harmful levels of toxins beyond the regulations as provided by applicable RWQCB and would comply with the wastewater treatment standards of the RWQCB. The proposed program would 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 would be required to comply with existing specification related to permitting by the RWQCB prior to connecting to the sewer system, which would ensure that flows are within the regulations provided under the RWQCB.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to utilities and service systems 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.

Construction

Construction activities required to implement the new development standards and/or more stringent entitlement process for Element 1 would be completed in all 11 districts within a 3- to 7-year period for existing industrial, recycling, or vehicle-related uses (per the retroactive conformance requirement), and to future entitlements subject to an MPR ~~Ministerial Site Plan Review~~ or a CUP on a project-by-project basis after the individual future projects have received a discretionary approval (which requires environmental review under CEQA).

As previously discussed, the County land use zoning designations that would be subject to the Green Zone Districts standards are located in areas currently served by wastewater treatment facilities. Construction activities would 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. Construction activities associated with installation of the required improvements such as the construction of walls, landscaping, paving, and landscaping would require low quantities of additional water that would need to be treated at wastewater treatment facilities. All required improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses,

and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related uses within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. As discussed in Section IV.I.2.b, the County has adequate wastewater treatment infrastructure to meet anticipated growth over the planning period which includes projected growth (see Figure IV.I-1). Additionally, the requirement of the proposed program for all parcels to meet the requirements of the LID Ordinance including parcels less than 1 acre in size would result in a net benefit to wastewater treatment facilities for Element 1 as a result of the water saving requirements and stormwater runoff requirements of the LID Ordinance. A negligible amount of wastewater would be generated by construction workers because portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site, as required under 8 CCR Section 1526.¹⁰⁸ Wastewater generation from construction activities 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. Construction would include installation of walls, fencing, setback, and landscaping, for which demonstration of compliance with development standards is required during plan check, including landscaping installation of plants from the County's drought tolerant plant list. 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. As a result of the requirement of the proposed program that all parcels within Element 1 be subject to the requirements of the LID Ordinance, improvements as a result of the proposed program would not generate wastewater for offsite discharge during construction. Therefore, the Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

Operation

Operation of the proposed new development standards for the Green Zone Districts 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's General Plan or other wastewater facilities planning documents. The proposed new development standards would not require additional restrooms, sinks, and other uses that generate wastewater. As stated above for Water Facilities, additional water use during operations as a result of the proposed program would be limited to irrigation of new landscaping within buffers that would be required to comply with the County LID Ordinance, which requires drought tolerant landscaping. Water required for landscaping would be ancillary to the land use, and all necessary improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. The improvements would not generate wastewater for offsite discharge and would not result in the need for expansion or construction of wastewater treatment facilities. Therefore, the Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

Element 2 – New Sensitive Uses

The new development standards for the New Sensitive Uses adjoining or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to utilities and service systems 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.

Construction

The County land use zoning designations that would be subject to this element are located in areas currently served by wastewater treatment facilities. Construction of the proposed improvements would 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 LACSDs' sewer system. The proposed program would not generate wastewater for offsite discharge. Construction of the proposed improvements would involve more ~~stringent~~ additional standards of development for new sensitive uses proposed ~~in vicinity of adjacent to or adjoining legally-established, existing industrial, recycling and solid waste, or vehicle-related uses within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses.~~ Construction would include installation of walls, ~~fencing,~~ setback, and landscaping for which compliance with development standards must be demonstrated during plan check, including landscaping installation of plants from the County drought tolerant

¹⁰⁸ 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>

plant list. All required improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD.

A negligible amount of wastewater would be generated by construction workers. It is anticipated that portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site, as required under 8 CCR Section 1526.¹⁰⁹ 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 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. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

Operation

As previously discussed, the County land use zoning designations that would be subject to Element 2 are located in areas currently served by wastewater treatment facilities. The proposed program would not generate wastewater for offsite discharge. Operation of the proposed program 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's General Plan or other wastewater facilities planning documents. The proposed new development standards would not require additional restrooms, sinks, and other uses that generate wastewater. As stated above for Water Facilities, additional water use during operations as a result of the proposed program would be limited to irrigating new landscaping buffers that would be required to comply with the County's Drought-Tolerant Landscaping Ordinance. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to utilities and service systems 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.

Construction

Construction activities required for compliance with the proposed development standards would be minimal and would not substantially alter the existing conditions for existing recycling and waste management uses such that wastewater treatment facilities and capacity would be impacted. Construction of the proposed improvements would involve minor alterations and modifications to existing uses, and/or require more stringent standards of development for new uses proposed within these areas zoned for recycling and waste management of the unincorporated areas of the County. Construction would include installation of walls, barriers, and landscaping for which demonstration of compliance with development standards is required during plan check, including landscaping installation of plants from the County's drought tolerant plant list. The proposed requirements are designed to create barriers between industrial, recycling, solid waste, and vehicle-related uses and surrounding areas to sensitive uses. Construction 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. Therefore, impacts to Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

Operation

Operation of the proposed revisions 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. The proposed revisions would not require additional restrooms,

¹⁰⁹ 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>

sinks, and other uses that generate wastewater. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems 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.

Construction

Any new development or expansion of existing development would be 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. Construction 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. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

Operation

Operation of the proposed revisions 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's General Plan or other wastewater facilities planning documents. The proposed revisions would not require additional restrooms, sinks, and other uses that generate wastewater. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. The proposed requirements are designed to create barriers between industrial, recycling and solid waste, or vehicle-related uses and surrounding areas to sensitive uses. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects.

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?**

The proposed program would result in less than significant impacts to utilities and service systems 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. The proposed 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 would be minimal and would be handled in compliance with all applicable federal, State, and local management and reduction statutes and regulations related to solid waste. Although the proposed program would contribute solid waste to the landfills, during demolition and construction activities creating solid waste per day, the operational solid waste per day would 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. In addition, the proposed program would 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.¹¹⁰ These measures would be required where the proposed 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.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to utilities and service systems in relation to 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.

Construction

Construction activities required to implement the new development standards and/or more stringent entitlement process for Element 1 would be completed in all 11 districts within a 3- to 7-year period for existing industrial, recycling, or vehicle-related uses (per the retroactive conformance requirement), and to future entitlements subject to an SPR Ministerial Site Plan Review or a CUP on a project-by-project basis after the individual future projects have received a discretionary approval (which requires environmental review under CEQA). The County land use zoning designations in the 11 districts that would be subject to the Green Zone Districts standards are located in areas currently served by solid waste facilities. Construction of the improvements that would be required pursuant to the proposed program would either be ancillary to an existing use or part of future proposed land use, thus using existing or proposed solid waste facilities serving a given project site. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping that would be required to demonstrate compliance with development standards during plan check, including landscaping installation of plants from the County's drought tolerant plant list. Compliance with both State and County demolition and construction non-hazardous waste diversion regulations would 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 would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Construction would 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. Therefore, the new development standards or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to generation of 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.

Operation

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 would not be expected to generate large quantities of waste. Green waste from landscaping maintenance would 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. Therefore, the new development standards or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in

¹¹⁰ 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

less than significant impacts to utilities and service systems in relation to generation of 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.

Element 2 – New Sensitive Uses

The new development standards for the New Sensitive Uses adjoining or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to utilities and service systems in relation to 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.

Construction

Construction activities required to implement the new development standards together with the construction of new sensitive uses would be a relatively minimal expansion of the construction efforts and would 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 would be required, resulting in the diversion of 50 to 65 percent of waste from individual projects from landfills for recycling or reuse. As discussed in Section III, *Project Description*, construction activities for the proposed program would include landscaping barriers, ~~enclosures, fencing, solid walls, signage, lighting solid walls,~~ and air filtration as measures that would decrease impacts to new sensitive uses ~~near or adjacent to or adjoining legally-established,~~ existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).

The County land use zoning designations that would be subject to the development standards for new sensitive uses are located in areas currently served by solid waste facilities. Construction of the proposed improvements would involve minor alterations and modifications to development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County. Construction would include installation of walls, ~~fencing,~~ setback, ~~and landscaping, strategic placement of balconies, and air filtration systems~~ that would be required to demonstrate compliance with development standards during plan check, including landscaping installation of plants from the County's drought tolerant plant list. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Construction waste would 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. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to generation of 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.

Operation

During the operations phase, the implemented standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices would not be expected to generate large quantities of waste. Green waste from landscaping maintenance would 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. The County land use zoning designations for which the proposed program would apply (allowing sensitive uses 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, ~~in close proximity to existing industrial uses are located in areas currently served by solid waste facilities.~~ All solid waste produced as a result of operation of the required improvements would be properly disposed of in accordance with applicable federal, State, and local regulations and requirements pertaining to solid waste disposal. Operation of the improvements would 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. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to generation of 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.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to utilities and service systems in relation to 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.

Construction

The County land use zoning designations that would be subject to Element 3 are located in areas currently served by solid waste facilities. Construction of the proposed improvements would either be ancillary to an existing use or estimates as part of future proposed land use, thus using existing or proposed solid waste facilities serving a given project site. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, air filtration, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the County's drought tolerant plant list. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Compliance with both State and County demolition and construction non-hazardous waste diversion regulations would be required, resulting in the diversion of 50 to 65 percent of waste from individual projects from landfills for recycling or reuse. Construction waste would not substantially or incrementally exceed the future scheduled capacity of any solid waste facilities than those anticipated in the County General Plan or other facilities planning documents. Therefore, impacts to Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems in relation to generation of 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.

Construction activities required to implement the supermarket accessory recycling collection centers would be minimal and would be handled in compliance with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built. Construction of the supermarket accessory recycling collection centers would either be ancillary to an existing use or part of a future proposed land use, thus using existing or proposed solid waste facilities serving the proposed program area. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the County's drought tolerant plant list. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Construction of the element would 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. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to utilities and service systems in relation to generation of 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.

Operation

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The proposed program would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These requirements are already subject to current development standards (Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs. Therefore, impacts to Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service

systems in relation to generation of 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.

The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to utilities and service systems in relation to generation of 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.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to 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.

Construction

Construction waste associated with storage closures and solid waste revisions would be minimal and would 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 would be required, resulting in the diversion of 50 to 65 percent of waste from individual projects from landfills for recycling or reuse. The County land use zoning designations that would be subject to this element are located in areas currently served by solid waste facilities. Construction of the required improvements would either be ancillary to an existing use or part of a future proposed land use, thus using existing or proposed solid waste facilities serving a given project site. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses, and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the County's drought tolerant plant list. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, State, and local regulations and requirements pertaining to solid waste disposal. Construction waste would 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. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to generation of 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.

Operation

The operations phase would 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. 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four

units. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to generation of 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.

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

The proposed program would result in no impacts to utilities and service systems in relation to compliance with federal, State, and local statutes and regulations related to solid waste. The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the proposed 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. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. 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 IWMP and specifically addressed recycling and waste diversion facilities and requirements within the program area. Therefore, there would be no impacts to utilities and service systems related to compliance with federal, State, and local management and reduction statutes and regulations related to solid waste.

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to utilities and service systems in relation to compliance with federal, State, and local statutes and regulations related to solid waste.

Construction

The purpose of the Green Zone Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the proposed 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. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The Green Zone Districts would be developed in compliance with the County's policies pertaining to solid waste including maintaining 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 discouraging incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide IWMP. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, such that they would cause a significant to utilities and service systems in relation to compliance with federal, State, and local statutes and regulations related to solid waste. The Green Zone Districts would be developed in compliance with all federal, State, and local policies pertaining to solid waste. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to utilities and services related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

Operation

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to utilities and service systems related to compliance with federal, State, and local management and reduction statutes and regulations related to solid waste. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would

be retroactive to the 11 districts and to future entitlements subject to an ~~an SPR Ministerial Site Plan Review~~ or a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table III.E-2). The program requires the nonconforming uses to come into compliance within 3, 5, or 7 years of adoption.

The Green Zone Districts would be developed in compliance with all federal, State, and local policies pertaining to solid waste. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to utilities and service systems related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

Element 2 – New Sensitive Uses

The new development standards for the New Sensitive Uses adjoining or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to utilities and service systems in relation to compliance with federal, State, and local statutes and regulations related to solid waste.

Construction

~~As discussed in Section III, *Project Description*, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures~~ The new development standards would be required where the proposed program implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The proposed program establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the proposed program expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The proposed program includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table III.E-2). ~~These measures would be required where the proposed 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. In the case of updated standards for existing industrial uses~~ In the case of standards for New Sensitive Uses, the implementation of these measures would not differ substantially from existing conditions, as they would be minor additions to existing ~~industrial land uses~~ development requirements. Therefore, the new development standards for New Sensitive Uses would result in no impacts to utilities and services related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

Operation

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses and requiring additional development standards for new sensitive uses that locate adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. The Green Zones Program would comply with the County's policies pertain to solid waste, including maintaining 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 discouraging incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide IWMP. 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, would not cause significant impacts to utilities and service systems related to complying with

federal, State, and local management and reduction statutes and regulations related to solid waste. Therefore, the new development standards for New Sensitive Uses would result in no impacts to utilities and services related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to utilities and service systems in relation to compliance with federal, State, and local statutes and regulations related to solid waste.

Construction

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (see Table III.E-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, combustion and non-combustion biomass conversion organic waste facilities are prohibited in ARAs.~~ In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Therefore, there would be no impacts to Recycling and Waste Management Revisions related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the proposed 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. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The Green Zones Program would be developed in compliance with the County's policies pertaining to solid waste, including maintaining 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 discouraging incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide IWMP. Therefore, the Supermarket Accessory Recycling Collection Centers would have no impacts to utilities and service systems related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

Operation

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the proposed 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. The Green Zones Program would comply with the County's policies pertain to solid waste, including maintaining 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 discouraging incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide IWMP. Therefore, the Recycling and Waste Management Revisions would result in no impacts to utilities and service systems related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do

not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed program would allow Supermarket Accessory Recycling Collection Centers as an accessory use in the 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 designated zones. These uses would be located on existing parking lots, and no new structures would be built. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. Therefore, the Supermarket Accessory Recycling Collection Centers would have no impacts to utilities and service systems related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to utilities and service systems in relation to compliance with federal, State, and local statutes and regulations related to solid waste.

Construction

Any new development or expansion of existing development would be 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. Additionally, the proposed program would only apply to new development and expansion of existing development, excluding residential uses with fewer than four units. These measures would be required where the proposed 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. In the case of updated standards for existing industrial uses, the implementation of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to utilities and service systems related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

Operation

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. The Green Zones Program would comply with the County's policies pertain to solid waste, including maintaining 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 discouraging incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide IWMP. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to utilities and service systems related to complying with federal, State, and local management and reduction statutes and regulations related to solid waste.

5. CUMULATIVE IMPACTS

Section 15130 of the CEQA Guidelines states that cumulative impacts shall be discussed when the project's incremental effect is considerable. The CEQA Guidelines further state that this discussion of cumulative impacts shall reflect the severity of the impacts and the likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The CEQA Guidelines (Section 15130 [b][1]) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- 1) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- 2) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The cumulative impact analysis contained in this PEIR uses method no. 2, as described above. The proposed Green Zones Program consists of amendments to the County General Plan and Title 22 (Planning and Zoning) of the Los Angeles County Code for zoning consistency. Consistent with Section 15130(b)(1)(B) of the CEQA Guidelines, the PEIR analyzes the environmental impacts of development in accordance with the proposed Land Use Policy Map. As a result, the PEIR addresses the cumulative impacts of development within the unincorporated areas and the larger County region surrounding it.

A total of 593,376 building permits were issued in the County of Los Angeles unincorporated areas for the 20-year period of 2000 through 2020. Of these, 305 were building permits issued for industrial uses subject to the Green Zones Program. This equates to 0.05 percent of the total permits filed for the 20-year period. The maximum number of these types of permits that were issued in one year was 43 for the year 2000, while the average over the 20-year period was 16 permits per year. Multiplying the maximum 43 permits per year times the 21-year planning period results in a maximum reasonable estimation of construction and operation scenario of 903 total permits for industrial uses over the 21-year planning period. This estimation includes the potential construction of recycling and waste management uses including automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

Assuming the case study project modeled in the HIA (Appendix D to the Draft PEIR) that is 1.39 acres in size (246 feet by 246 feet), using the reasonable estimation of construction and operation scenario of 43 industrial permits issued per year with a 7 percent population growth over 21 years factored in, the potential buildout of industrial projects would be approximately 60 acres per year (43 permits × 1.39 acres).¹¹¹ This results in a total of 1,260 acres of industrial project buildout over the 21-year General Plan future projection window.

The total number of parcels that would be subject to the Green Zones Program is ~~134,564~~ 134,576. Based on the reasonable estimation of construction and operation scenario discussed above, 903 industrial parcels could be developed over the 21-year planning period. This is approximately 0.7 percent of parcels subject to the Green Zones Program. Similarly, the total acreage of parcels that would be subject to the Green Zones Program is 1,452,569. The total acreage of the 903 industrial projects anticipated to be developed over the 21-year planning period is 1,260. This results in approximately 0.08 percent of all of the total acreage of the parcels subject to the Green Zones Program.

Additionally, very large areas of the Green Zones Program parcels subject to Element 3, Recycling and Waste Management Revisions, would be excluded from potential industrial development due to the prohibition of ~~many various uses. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs: including pallet yards; materials recovery facility (MRF) and transfer stations; auto dismantling or scrap metal facilities; C&D or inert debris processing facilities; chipping and grinding or mulching facilities; composting facilities; and combustion and non-combustion biomass conversion organic waste facilities from SEAs, Very High Fire Hazard Severity Zones (VHFHSZs), and~~

¹¹¹ Los Angeles Almanac. Projected Population by Race & Ethnicity 2020-2060 Los Angeles County. Accessed 10-9-2020. <http://www.laalmanac.com/population/po39.php>

~~areas subject to the Hillside Management Ordinance. Additionally, pallet yards, C&D or inert debris processing facilities, and combustion and non-combustion biomass conversion organic waste facilities would be prohibited from Agricultural Resource Areas (ARAs) (see Section III, *Project Description*, Table III.E-1, *Planning and Permitting Requirements*). Prohibiting these uses from certain sensitive areas of the County would reduce cumulative impacts.~~

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?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to requiring or resulting 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.

Water Facilities

Cumulative water infrastructure impacts are considered on a system-wide basis and are associated with the capacity of existing and planned water infrastructure. The cumulative system evaluated includes the water infrastructure systems that are serving the proposed program area. Cumulative development within the proposed program area, including the applicable water service areas, would include various types such as residential, commercial, industrial, and infill and redevelopment projects. However, the proposed program includes modifications to existing industrial uses, greater stringency in development standards for new sensitive uses near industrial facilities, revisions to industrial facility developments standards in areas zoned for industrial uses within the proposed program area, and for the purpose of minimizing impacts related to industrial uses on nearby sensitive uses. The proposed program would include measures and more stringent requirements to avoid impacts related to water facilities and would not require the construction of new water facilities. Thus, the Green Zones Program would not have a cumulatively considerable contribution to potential significant cumulative impacts associated with water infrastructure.

Wastewater Treatment Facilities

Cumulative water infrastructure impacts are considered on a system-wide basis and are associated with the capacity of existing and planned wastewater infrastructure. The cumulative system evaluated includes the wastewater infrastructure systems that are serving the proposed program area. Implementation of the proposed program elements would not be expected to generate wastewater in excess of effluent standards, as the proposed program includes and would be developed in compliance with the wastewater treatment standards of the applicable RWQCB. However, the proposed program includes modifications to existing industrial uses, greater stringency in development standards for new sensitive uses near industrial facilities, revisions to industrial facility developments standards in areas zoned for industrial uses within the proposed program area, and for the purpose of minimizing impacts related to industrial uses on nearby sensitive uses. The proposed program would include measures and more stringent requirements to avoid impacts related to water facilities and would not require the construction of new wastewater facilities. Thus, the Green Zones Program would not have a cumulatively considerable contribution to potential significant cumulative impacts associated with water infrastructure.

Stormwater Drainage Facilities

The geographic scope for cumulative impacts related stormwater drainage capacity and polluted runoff includes the drain facilities that are located downstream of sites within the proposed program area. As cumulative development is implemented, compliance with the LID Ordinance requirements for percolation and on-site detention would be required. Compliance with these requirements would reduce the need for downstream drainage facility improvements. In addition, cumulative development would be required to comply with NPDES requirements, County SWPPP Requirements for Construction Activities, and the requirements of the County LID Standards Manual to reduce polluted runoff from cumulative development sites. In accordance with state and regional MS4, LID, and County SUSWMP regulations, development projects are required to maintain pre-project hydrology, such that no net increase of offsite stormwater flows would occur. RWQCB permit conditions require a hydrology study/drainage analysis to demonstrate that all runoff would be appropriately conveyed and not leave the project sites at rates exceeding pre-project conditions, prior to receipt of necessary permits. As a result, increases of runoff from cumulative projects that could cumulatively combine to impact stormwater drainage capacity would be less than cumulatively significant. The proposed Program would not substantially increase the amount of impervious surfaces and runoff, such that existing storm drains would be overwhelmed because all development projects would be required to comply with the same SUSWMP, LID, and RWQCB permit requirements to retain the difference between the volume pre- and post-construction runoff volume. In

addition, implementation of the Proposed Program would result in a net benefit in relation to stormwater drainage with the addition and/or replacement of pervious surfaces and expansion of LID Ordinance requirements to encompass the entirety of the Green Zones Program Area, which would reduce the amount of surface runoff in the storm drain pipelines. Therefore, the Green Zones Program would not have a cumulatively considerable contribution to impacts to stormwater drainage facilities.

Electric Power Facilities

Other than installation of the proposed improvements such as lighting, these systems would require negligible electricity usage for construction and operation, and all new construction would be developed and constructed in compliance with Title 12, Title 22, and Title 31, incorporating the 2019 California Green Building Standards Code with the proposed program area currently served by SCE electric power facilities. Modification, improvements, and facility development under the proposed program would be required to meet Title 24 energy and CALGreen efficiency standards, and under the CEC, these standards are 30 percent better for nonresidential construction.¹¹² Typical CALGreen measures include measures such as insulation, use of energy-efficient HVAC, solar-reflective roofing materials, energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water, and incorporation of skylights. The parcels that would be subject to the proposed program would already be connected to electric power facilities to support the new sensitive uses. Construction activities required to implement the proposed program would not be expected to require relocation, expansion, or new electric power facilities as the electric power facilities currently serving the area would be sufficient for the construction of the proposed program. As a result, cumulative impacts to utilities and services systems in relation to electrical power serving the proposed program area would not occur.

Natural Gas Facilities

The proposed improvements required in conjunction with the new development standards required by the proposed program would not involve construction or operation requiring the use of natural gas. In the case of updated standards for new sensitive uses, the implementation of these measures would not differ substantially from existing conditions, as they would be minor additions to new sensitive land uses. As a result, cumulative impacts to utilities and services systems in relation to natural gas serving the proposed program area would not occur.

Telecommunication Facilities

The proposed improvements required in conjunction with the new development standards required by the proposed program would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to new sensitive land uses. As a result, cumulative impacts to utilities and services systems in relation to telecommunications would not occur.

Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to requiring or resulting 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.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Cumulative water supply impacts are considered on a purveyor service area basis and are associated with the adequacy of the primary sources of water that include groundwater, imported water, and recycled water. Groundwater rights are adjudicated in the Basin, which has regulated groundwater supplies. The Watermaster management of the adjudicated basin and the prescriptive allowable pumping rights for each agency that accesses the groundwater basin reduces the potential of incremental increases to groundwater pumping that could result in a cumulatively considerable impact on the groundwater supplies. Furthermore, each of the water purveyors provides projections for water supply and demand through 2035 that includes imported water and recycled water sources and shows that, with anticipated

¹¹² California Energy Commission (CEC). 2012. Energy Commission Approves More Efficient Buildings for California's Future. Available at: <https://planning.lacity.org/eir/CrossroadsHwd/deir/files/references/C17.pdf>

growth per SCAG projections, each water purveyor would have a water surplus. Furthermore, all development is required to meet water conservation goals including a 20 percent reduction in per capita demand statewide by 2020. The proposed program evaluated infrastructure needs for water supply and has included measures and development requirements to reduce potential impacts related to water supply and infrastructure. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the Green Zone Districts, there are sufficient water supplies to support the anticipated incremental increase for operation and maintenance of irrigated landscaped. The proposed new development standards include elements that would require increased water usage through planting landscape barriers. All landscaping additions would be developed in compliance with CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures. These measures regulate both indoor and outdoor water use and include development in conformance with the MWELo to increase water efficiency standards encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. Increased water supply needed for the most water intensive uses, including recycling and solid waste facilities and landscaping irrigation, would be required to comply with County development standards, and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. In addition, the proposed program would revise the County's current LID Ordinance's exemption of structures less than 1 acre, by requiring program parcels of less than 1 acre to be subject to the ordinance. The additional program parcels of less than 1 acre would reduce impervious surfaces as a requirement of the County LID ordinance. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the Green Zone Districts, there are sufficient water supplies to support the anticipated incremental increase for during operation and maintenance of the proposed program. The proposed program would comply with existing UWMP to maintain sustainable water resources. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

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?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts 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. Cumulative wastewater treatment requirements impacts are considered on a system wide basis and are associated with the operation of the wastewater disposal within the proposed program area. Cumulative developments within the urban and developed areas that are served by existing wastewater systems within the proposed program area and would include various project types such as residential, commercial, industrial, and infill and redevelopment projects. However, the proposed program includes modifications to existing industrial uses, greater stringency in development standards for new sensitive uses near industrial facilities, revisions to industrial facility developments standards in areas zoned for industrial uses within the proposed program area, and for the purpose of minimizing impacts related to industrial uses on nearby sensitive uses. The proposed program is not expected to discharge wastewater that contains harmful levels of toxins beyond the regulations as provided by applicable RWQCB and would comply with the wastewater treatment standards of the RWQCB. The proposed program would not generate wastewater that could combine with wastewater from related projects to result in an exceedance of the RWQCB regulations. Development or industrial facilities that have the potential to discharge hazardous wastewater would be required to comply with existing specification related to permitting by the RWQCB prior to connecting to the sewer system, which would ensure that flows are within the regulations provided under the RWQCB. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts 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.

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?

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to generating 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. The geographic scope of cumulative analysis for landfill capacity in the service area for landfills that serve covering the proposed program area. The projections of future landfill capacities are based on the projected waste stream going to these landfills. The proposed 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 under the proposed program would be minimal and would be handled in compliance with all applicable federal, State, and local management and reduction statutes and regulations related to solid waste. Although the proposed program would contribute solid waste to the landfills, during demolition and construction activities creating solid waste per day, the operational solid waste per day would 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. In addition, the proposed program would 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.¹¹³ These measures would be required where the proposed 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. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to generating 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.

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

The Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to compliance with federal, state, and local management and reduction statutes and regulations related to solid waste. Disposal of solid waste generated by cumulative development would be subject to the requirements set forth in AB 939, the policies within the Los Angeles County Integrated Waste Management Plan, the County's Roadmap to a Sustainable Waste Management Future Interdepartmental Sustainable Waste Management Future. The proposed 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 under the proposed program would be minimal and would be handled in compliance with all applicable federal, State, and local management and reduction statutes and regulations related to solid waste. Although the proposed program would contribute solid waste to the landfills, during demolition and construction activities creating solid waste per day, the operational solid waste per day would 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. In addition, the proposed program would provide revisions to the ordinance related to implementation of measures for the County to meet required statewide waste reduction targets. These measures would be required where the Ordinance 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. Therefore, the increase in solid waste from operation of the proposed program in combination with planned growth within the County would not require construction of a new landfill or expansion of the existing landfill to meet capacity needs. As a result, the proposed program's contribution to cumulative impacts on the capacities of the landfill facilities would be less than cumulatively considerable. Therefore, the Green Zones Program would not be expected to contribute incrementally, together with related projects in the County, to cumulative impacts in relation to compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

6. MITIGATION MEASURES

Implementation of the proposed program would result in less than significant impacts to utilities and service systems. Therefore, no mitigation measures are required.

7. LEVEL OF SIGNIFICANCE AFTER MITIGATION

Impacts to utilities and service systems would be less than significant, and there would be no need for mitigation.

¹¹³ 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

SECTION V

PROJECT ALTERNATIVES

A. INTRODUCTION

This section of the Program Environmental Impact Report (PEIR) describes alternatives to the Green Zones Program (proposed program). Alternatives have been analyzed consistent with the recommendations of Section 15126.6 of the California Environmental Quality Act Guidelines (CEQA Guidelines), which require evaluation of a range of reasonable alternatives to the proposed program, or to the location of the program, that would feasibly attain most of the basic objectives of the program but would avoid or substantially lessen any of the significant effects of the proposed program, and evaluation of the comparative merits of the alternatives. The discussion of alternatives uses the following criteria as an analysis format:

- Alternatives to the proposed program or its location that may be capable of avoiding or substantially reducing any significant effects that the proposed program may have on the environment.
- Alternatives capable of accomplishing most of the basic objectives of the proposed program and potentially avoid or substantially lessen one or more of the significant effects.
- The provision of sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed program.
- The “no project” analysis of what would be reasonably expected to occur in the foreseeable future if the proposed program were not approved.

The range of feasible alternatives is selected and discussed in a manner to foster meaningful public participation and informed decision-making. An EIR need not consider an alternative with effects that cannot be reasonably ascertained, when implementation is remote and speculative, and if its selection would not achieve the basic project objectives. The six objectives of the proposed program are listed in Section III, *Project Description*, of the PEIR.

Three alternatives to the proposed program were considered:

- Alternative 1: No Project/No Build
- Alternative 2: Reduce the Number of Green Zone Districts Communities Included in the Ordinance Revisions
- Alternative 3: Remove the Requirement for Retroactive Compliance of Existing Industrial Uses with the Green Zones Program

Descriptions of the alternatives are provided the following sections, including their potential to result in environmental impacts as compared to the proposed program (Table V.A-1, *Alternatives Impact Comparison*) and their ability to achieve the objectives of the proposed program (Table V.A-2, *Alternative Project Objectives Comparison*).

**TABLE V.A-1
ALTERNATIVES IMPACT COMPARISON**

Environmental Issue Area	Proposed Green Zones Program	Alternative 1: No Project / No Build	Alternative 2: Reduced Number of Green Zone District Communities	Alternative 3: No Retroactive Requirement for Green Zone Districts
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

**TABLE V.A-2
ALTERNATIVE PROJECT OBJECTIVES COMPARISON**

Objective		Proposed Green Zones Program	Alternative 1: No Project / No Build	Alternative 2: Reduced Number of Green Zone Districts Communities	Alternative 3: No Retroactive Requirement for Green Zone Districts
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

B. ALTERNATIVES CONSIDERED BUT ELIMINATED FROM FURTHER CONSIDERATION

This section provides a discussion of alternatives considered during the development of the PEIR and the reasons why they were not selected for detailed analysis in this PEIR.

During the alternative development phase of preparation of the PEIR, taking into consideration comments that were received by the County during public meetings hosted during the scoping period held on July 13, 2020, and July 22, 2020, an alternative was considered to increase the number of communities for which the Green Zone Districts would apply to include communities located in the Antelope Valley outside of 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 (see Figure III.E-1, *Planning Areas*, in Section III, *Project Description*). However, after review of the Environmental Justice Screening Method (EJSM) map, it was determined that areas outside of the communities listed above in unincorporated areas did not meet the criteria for consideration of implementation of the Green Zone Districts. Specifically, unincorporated areas containing industrial uses in the Antelope Valley and Santa Clarita area did not meet the criteria as these areas had low or very low EJSM scores outside of the incorporated Cities of Lancaster, Palmdale, and Santa Clarita (Figure III.C-1, *Environmental Justice Screening Method Score*). The 11 communities that would be subject to the provisions of the Green Zone Districts development standards are those areas where sensitive receptors are currently most impacted by adjacent industrial uses. As these additional communities did not meet the EJSM criteria, consideration of this alternative was eliminated.

As the proposed program would apply to the entire unincorporated areas of the County, which covers the entire area that is within the County's jurisdiction, evaluation of an alternative location for the proposed program is not feasible.

C. ALTERNATIVE 1: NO PROJECT/NO BUILD

As required by §15126.6(e) of the State CEQA Guidelines, the No-Project Alternative has been analyzed. The purpose of describing and analyzing a no-project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project.

1. Description of the Alternative

The No-Project Alternative describes what would be expected to occur in the absence of the adoption of the proposed 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 (PM₁₀) 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 Districts 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 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 Processing Facilities 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~~ ~~28~~ parcels from Heavy Manufacturing (M-2) to Light Manufacturing (M-1) Zones and change in land use designation of ~~14~~ ~~45~~ 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.

2. Environmental Impacts

The No-Project Alternative would avoid construction impacts associated with the proposed program (Table V.A-1). There would be no impacts from implementation of the proposed program. However, it would not address existing land use incompatibilities.

Air Quality

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.A, *Air Quality*, implementation of the proposed program is expected to have less than significant impacts. Alternative 1 would result in lesser impacts to air quality than the proposed program because there would be no construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. The No-Project Alternative would not benefit air quality for sensitive uses in the long-term as a result of new development standards and revisions from the Green Zones Program. This alternative would decrease industrial project buildout on 1,260 acres over the 21-year General Plan future projection window. The total number of parcels that would be subject to the Green Zones Program is ~~134,564~~ ~~134,576~~. Based on the reasonable estimation of construction and operation scenario of 43 building permits per year, it could be anticipated that a total of 903 industrial parcels would not be developed over the 21-year planning period under this alternative. This is an approximately 0.15 percent reduction in development of parcels that would otherwise be subject to the Green Zones Program. Thus, mobile-source emissions would be slightly less than those associated with buildout of the proposed program. Furthermore, area and energy sources of emissions would also be slightly reduced. Short-term emissions related to project construction activities would be slightly less in this alternative due to the reduced amount of total permitted development. However, this alternative would not substantially reduce significant short- and long-term criteria pollutant contributions of volatile organic compounds (VOC), nitrous oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), PM₁₀, and fine particulate matter (PM_{2.5}), since mass emissions of criteria pollutants from construction and operation are below applicable Air Quality Management District (AQMD) significance thresholds, and would not be consistent with the adopted Air Quality Management Plans (AQMPs). In addition, under this alternative, no improvements designed to improve air quality for sensitive uses that are located adjacent to industrial land uses would be implemented. Since air quality emissions would not be reduced substantially beyond levels already below localized significance thresholds, this alternative is not considered environmentally superior to the proposed program.

Biological Resources

Alternative 1, No-Project Alternative, would have the same impact as the Green Zones Program. As discussed in Section IV.B, *Biological Resources*, implementation of the proposed program is expected to have less than significant impacts. Alternative 1 would accommodate the same pattern of land use that would result from the proposed program, as the Green Zones Program would

not change the underlying land uses designation or pattern of development, but rather would add development standards to protect sensitive uses located adjacent to industrial uses. The No-Project Alternative continues the land use pattern adopted in the County General Plan. The Los Angeles County General Plan Update EIR (General Plan Update EIR) requires the implementation of mitigation measures to protect listed species; however, it acknowledges that there would be significant and unavoidable impacts related to loss of habitat for special status species in unincorporated areas of the County, as a result of the General Plan Update.¹ As with the proposed program, the County General Plan does not exempt property owners from the “take” provisions of the federal Endangered Species Act, the Magnuson-Stevens Fishery Conservation and Management Act, or the California Endangered Species Act. The ability to obtain an incidental take permit under federal or California regulations requires the applicant to demonstrate that there would be no net adverse effect to ability of the species to survive and recover in the wild.

The land use pattern established in the County General Plan includes policies that emphasize the conservation of Significant Ecological Areas (SEAs) and open space areas. However, the County General Plan does not contain a mechanism for compensation for unavoidable habitat loss or sensitive plant communities. Thus, the County General Plan includes mitigation measures to reduce direct impacts to sensitive habitats. The General Plan Update EIR resulted in a determination of significant and unavoidable impacts to sensitive habitats.

The County General Plan specifically emphasizes the restoration of significant riparian resources and discouragement of development to preserve riparian habitats, including wetlands, in a natural state. Thus, both the proposed program and the County General Plan contain policies that emphasize protection of water sources and watershed to ensure the ecological functions of these systems are maintained. The General Plan Update EIR includes Mitigation Measures BIO-1 and BIO-3 to reduce impacts to wetlands. As with the proposed program, the County General Plan does not exempt property owners from Sections 401 or 404 of the Federal Clean Water Act or Section 1600 of the State Fish and Game Code. The General Plan Update EIR resulted in a determination that it was not feasible to avoid or fully compensate for impacts to regional wildlife linkages. The General Plan Update EIR included a single Mitigation Measure, BIO-1, to provide limited protection measures to avoid or minimize impacts to wildlife corridors and nursery sites, but significant and unavoidable impacts would be expected to occur. The Green Zones Program prohibits some industrial uses in significant ecological areas, and as such may reduce the level of impact to wildlife linkages from that evaluated for the approved County General Plan.

Cultural Resources

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.C, *Cultural Resources*, implementation of the proposed program is expected to have significant and unavoidable impacts. Alternative 1 would result in lesser impacts to cultural resources than the proposed program because there would be no construction activities required. Under this alternative, no unanticipated discovery of a significant cultural resource would occur during excavation in native soils as with implementation of the proposed program. Ground-disturbing activities associated with the buildout of the existing County General Plan would continue independent of a proposed program in order to accommodate new development. Cultural resources are governed on a site-by-site basis, and the probability of uncovering new resources or disturbing known resources would continue to be considered in project-level environmental review for new industrial and other land use projects.

Hazards and Hazardous Materials

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.D, *Hazards and Hazardous Materials*, implementation of the proposed program is expected to have less than significant impacts. Alternative 1 would result in lesser impacts to hazards and hazardous materials than the proposed program because there would be no construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Impacts related to reasonably foreseeable upset and accident conditions, the emission of hazardous emissions or handling of hazardous material near schools would be less. However, under the proposed program, these impacts are less than significant. Impacts from hazardous sites would be less, as there would be no ground disturbance from program required construction or demolition activities that could expose people to hazardous substances that may be present in soils as a result of past industrial activities. However, any development would be required to meet federal, state, and local regulations and policies regarding hazardous materials and compliance with the provisions of hazardous material policies in the Los Angeles County Code and implementation of the existing regulations related to hazardous materials would reduce this impact to a less than significant level.

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

The No-Project Alternative would not reduce hazards for sensitive uses in the long-term as a result of new development standards and revisions from the Green Zones Program.

Hydrology and Water Quality

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.E, *Hydrology and Water Quality*, implementation of the proposed program is expected to have less than significant impacts. Alternative 1 would result in lesser impacts to hydrology and water quality than the proposed program because there would be no construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. The No-Project Alternative would not benefit water quality near sensitive uses in the long term as a result of new development standards and revisions from the Green Zones Program. Similar to the proposed program, runoff from development during construction and operations phases would be subject to National Pollutant Discharge Elimination System (NPDES) permit standards, Stormwater Pollution Prevention Plan (SWPPP), and applicable Best Management Practices (BMPs) and provisions stipulated in the drainage area management plan, and where required, treatment would be employed to remove excess pollutants from runoff during the construction and operational phase of development. However, operational and maintenance impacts would not result in benefits when compared to the proposed Green Zones Program in terms of water quality, as the No-Project Alternative would not include expansion of Low Impact Development (LID) Ordinance requirements benefitting water quality.

Land Use and Planning

Alternative 1, No-Project Alternative, would have greater impacts than the Green Zones Program. As discussed in Section IV.F, *Land Use and Planning*, implementation of the proposed program is expected to have less than significant impacts. Alternative 1 would result in greater impacts to land use and planning than the proposed program because existing land use incompatibilities would remain between industrial and sensitive uses. The No-Project Alternative would not benefit sensitive uses in the long-term as a result of new development standards and revisions from the Green Zones Program. Given that the goals and policies of the County General Plan, related area plans, and Hillside Management Area (HMA) and SEA programs were strategically developed to guide land use and planning in the County, the proposed program's demonstrated consistency with these plans shows that the full Green Zones Program would improve the land use compatibility in the County. Incompatibility between industrial and sensitive land uses would remain prevalent in communities in the County without the proposed program. The continued development of industrial and other degrading land uses in close proximity to sensitive uses under the No-Project Alternative would result in greater pollution and health risk impacts than if the Green Zones Program were implemented.

Noise

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.G, *Noise*, implementation of the proposed program is expected to have significant and unavoidable impacts. Alternative 1 would result in lesser impacts to noise than the proposed program because there would be no construction activities required that could cause temporary noise impacts near sensitive uses. Alternative 1 would accommodate the same pattern of land use that would result from the proposed program, as the Green Zones Program would not change the underlying land uses designation or pattern of development, but rather would add development standards to protect sensitive uses located adjacent or in close proximity to industrial uses. The No-Project Alternative continues the land use pattern adopted in the County General Plan. The development of new residential, commercial, and industrial uses throughout the County would be in compliance with the development standards included in the County General Plan. The General Plan Update EIR includes Mitigation Measure N-1, N-2, N-3, N-4, and N-5 to reduce impacts to noise and vibration of construction and operational impacts. Under this alternative, construction equipment and groundborne vibration equipment would not be used to implement the improvements of the proposed program. However, existing land use incompatibilities would remain between industrial and sensitive uses. The No-Project Alternative would not benefit noise levels for sensitive uses in the long term as a result of new development standards and revisions from the Green Zones Program.

Tribal Cultural Resources

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.H, *Tribal Cultural Resources*, implementation of the proposed program is expected to have significant and unavoidable impacts. Alternative 1 would result in lesser impacts to tribal cultural resources than the proposed program because there would be no construction activities required that would involve ground disturbance as a result of new development standards and revisions from the Green Zones Program. Under this alternative, there would be no unanticipated discovery of a significant tribal cultural resource during excavation in native soils as with implementation of the proposed program. Ground-disturbing activities

associated with the buildout of the existing County General Plan would continue independent of a proposed program in order to accommodate new development. Tribal cultural resources are governed on a site-by-site basis, and the probability of uncovering new resources or disturbing known resources would continue to be considered in project-level environmental review for new industrial and other land use projects.

Utilities and Service Systems

Alternative 1, No-Project Alternative, would have lesser impacts than the Green Zones Program. As discussed in Section IV.I, *Utilities and Service Systems*, implementation of the proposed program is expected to have less than significant impacts. Alternative 1 would result in lesser impacts to utilities and service systems than the proposed program because there would be no construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. The Green Zones Program would include improvements to reduce waste while protecting the health and safety of the public by ensuring safe and adequate waste disposal and management. The No-Project Alternative would not implement the benefits for the management of utilities and service systems in the long-term as a result of new development standards and revisions from the Green Zones Program. Alternative 1 would not address the utilities and service systems improvements of development standards for recycling and waste diversion facilities. Alternative 1 would allow for certain facilities that are not enclosed, under current maintenance and operational standards, to remain unchanged. Alternative 1 would accommodate the same pattern of land use that would result from the proposed program, as the Green Zones Program would not change the underlying land uses designation or pattern of development, but rather would add development standards to protect sensitive uses located adjacent or in close proximity to industrial uses. Alternative 1 would not result in the increase of population or land use designation densities. As a result, no new or expanded utilities and service systems would be required. The No-Project Alternative would comply with the goals and policies included in the County General Plan. The No-Project Alternative continues the land use pattern adopted in the County General Plan. The General Plan Update EIR includes Mitigation Measures USS-1 through USS-23 to reduce impacts to utilities as a result of construction and operational impacts.

3. Relationship of the Alternative to Project Objectives

Alternative 1 would meet none of the goals and objectives of the proposed program (Table V.A-2). 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 to 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. 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 commercial 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 recycling, recycling collection and processing, and organic waste processing, such as composting and chipping and grinding with zoning requirements would not occur (see Table V.A-1). Therefore, Alternative No. 1 would meet none of the objectives of the proposed program.

D. ALTERNATIVE 2: REDUCE THE NUMBER OF GREEN ZONE DISTRICT COMMUNITIES INCLUDED IN THE ORDINANCE REVISIONS

The proposed program would result in significant and unavoidable impacts to cultural resources and tribal cultural resources as a result of cumulative ground disturbance from potential improvement projects minor enough to be ministerial, such that mitigation would not be feasible. Therefore, an alternative was considered that would reduce the number of parcels subject to the retroactively applicable development standards.

1. Description of the 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 proposed 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 (Figure V.D-1, *Reduced Green Zone Districts Communities Alternative*).

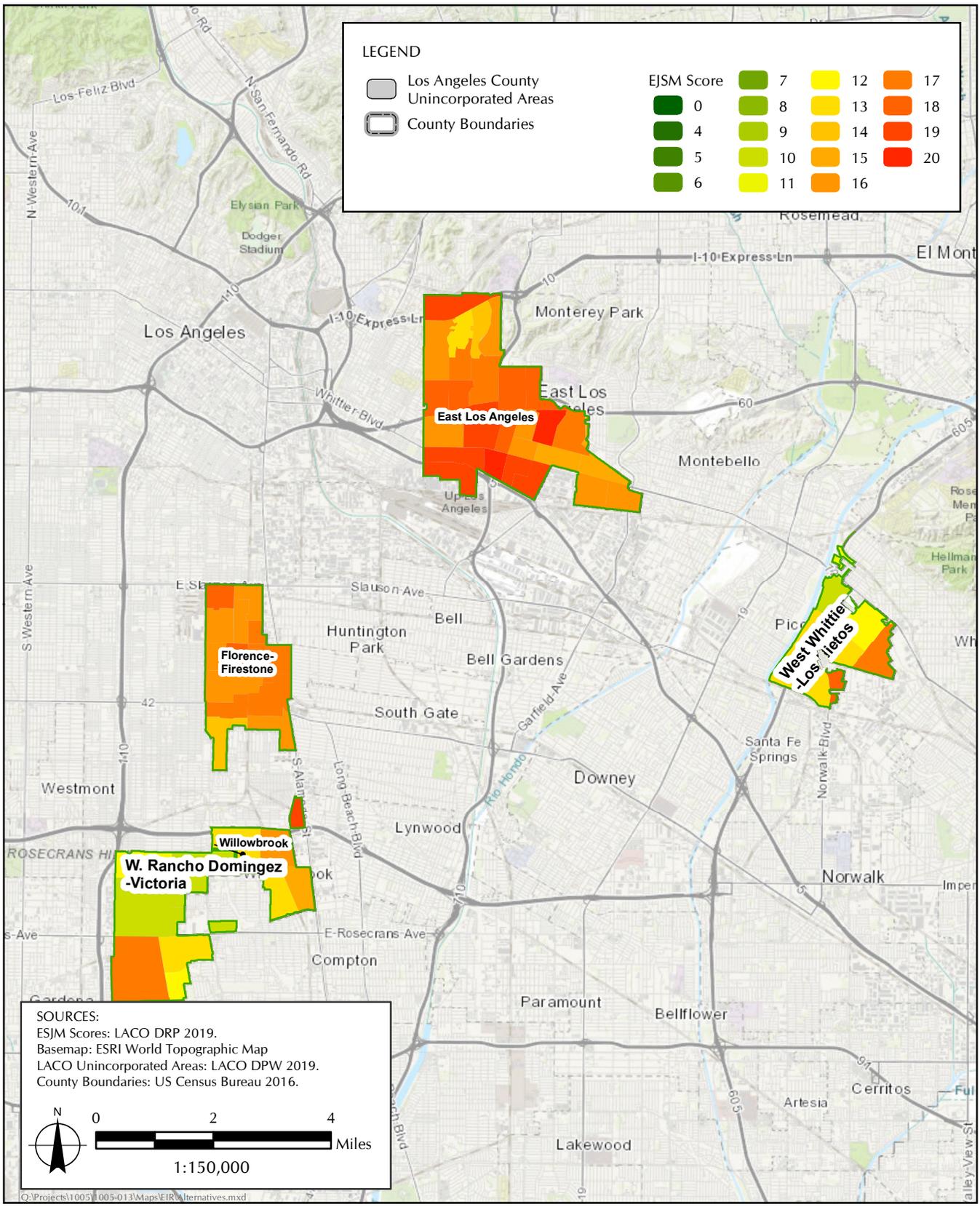


FIGURE V.D-1
 Reduced Green Zone Districts Communities Alternatives

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 and the type of permitting process.

2. Environmental Impacts

Reducing the number of Green Zone District communities that would be included in the Ordinance revisions would also reduce construction impacts associated with the proposed program (see Table V.A-1).

Air Quality

Alternative 2 would result in lesser impacts to air quality than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 2 would not as effectively benefit air quality for sensitive uses in the long term as a result of new development standards and revisions from the Green Zones Program. This alternative would apply the Green Zone Districts standards to only the five communities with the highest EJSM scores. Assuming the total number of parcels that would be subject to the Green Zones Program is reduced, based on the reasonable estimation of construction and operation scenario of 43 building permits per year, it could be anticipated that a total of 531 industrial parcels would not be developed over the 21-year planning period under this alternative. This is approximately a 42 percent reduction in development of parcels that would otherwise be subject to the Green Zones Program. However, because 90 to 95 percent of the parcels in Element 1 are already developed, reducing the number of Green Zone District communities included in the Ordinance revisions for Element 1 would not substantially reduce significant short- and long-term criteria pollutant contributions of VOC, NO_x, CO, SO₂, PM₁₀, and PM_{2.5} mass emissions of criteria pollutants from construction and operation. Since air quality emissions would only be slightly reduced, in the short-term, this alternative is not considered environmentally superior to the proposed program.

Biological Resources

Alternative 2 would result in the same impacts to biological resources as the Green Zones Program because there would be no change to the underlying land use designation in the County General Plan and the associated pattern of land use development from the approved in the County General Plan. The Green Zones Program would not change the underlying land uses designation or pattern of development, but rather would add development standards to protect sensitive uses located adjacent to industrial uses. By reducing the scope of Element 1 to the five communities with the highest EJSM scores (15–20), Alternative 2 fails to achieve the benefit of avoiding development of solid waste and recycling land uses in significant ecological areas. As with the proposed program, and the County General Plan, Alternative 2 would not exempt property owners from the “take” provisions of the federal Endangered Species Act, the Magnuson-Stevens Fishery Conservation and Management Act, or the California Endangered Species Act. The ability to obtain an incidental take permit under federal or California regulations requires the applicant to demonstrate that there would be no net adverse effect to ability of the species to survive and recover in the wild.

Under Alternative 2, as with the proposed program, the land use pattern established in the General Plan includes policies that emphasize the conservation of SEAs and open space areas. However, the County General Plan does not contain a mechanism for compensation for unavoidable habitat loss or sensitive plant communities. The General Plan Update EIR includes mitigation measures to reduce direct impacts to sensitive habitats. As with the proposed program, Alternative 2 does not increase impacts to habitat or sensitive plant communities beyond that allowed by the County General Plan.

As with the proposed program, Alternative 2 would not change the County General Plan emphasis on the restoration of significant riparian resources and discouragement of development to preserve riparian habitats, including wetlands, in a natural state. The County General Plan contains policies that emphasize protection of water sources and watershed to ensure the ecological functions of these systems are maintained. The County General Plan includes Mitigation Measures BIO-1 and BIO-3 to reduce impacts to wetlands. As with the Green Zones Program, Alternative 2 would not exempt property owners from Sections 401 or 404 of the Federal Clean Water Act or Section 1600 of the State Fish and Game Code. The General Plan Update

EIR resulted in a determination of less than significant impacts. As with the proposed program, construction, operation, and maintenance required pursuant to the development standards in alternative would not increase impacts to riparian and wetland resources afforded protection pursuant to Section 401 and 404 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code, beyond those evaluated in the County General Plan.

As with the proposed program, Alternative 2 would result in less than significant impacts to wildlife corridors and linkages and connectivity between habitats with upland SEA boundaries. The County General Plan contains policies that emphasize the conservation of SEAs and open space areas, and emphasizes the preservation of wildlife corridors and linkages, and connectivity between habitats with the updated SEA boundaries. The General Plan Update EIR resulted in a determination that it was not feasible to avoid or fully compensate for impacts to regional wildlife linkages is not feasible. The General Plan Update EIR included a single Mitigation Measure, BIO-1, to provide limited protection measures to avoid or minimize impacts to wildlife corridors and nursery sites, but significant and unavoidable impacts would be expected to occur. As with the proposed program, Alternative 2 prohibits some industrial uses in SEAs, although such restrictions are limited to five communities, and as such may reduce the level of impact to wildlife linkages from that evaluated for the approved County General Plan, but to a lesser extent than that contemplated by the proposed program. As with the proposed program, Alternative 2 does not increase impacts to wildlife habitat or linkages, or SEAs beyond that allowed by the County General Plan.

Cultural Resources

Alternative 2 would result in lesser impacts to cultural resources than the proposed program because there would be fewer construction activities required. Under this alternative, the area where unanticipated discovery of a significant cultural resource could occur during excavation in native soils would be slightly reduced. As with the proposed program, this alternative would not impact any historic resources. Ground-disturbing activities associated with the buildout of the improvements required pursuant to the Green Zones program that require excavation in open space areas or excavations greater than 6 feet below the ground surface within existing developed properties, such as the construction of structures, enclosures, and concrete masonry walls would still have the potential to result in the unanticipated discovery of significant archaeological resources, similar to the proposed program. Cultural resources are governed on a site-by-site basis, and the probability of uncovering new resources or disturbing known resources is considered in project-level environmental review for discretionary projects. Implementation of Mitigation Measure CUL-1 would still be required. As the proposed program would be implemented with both discretionary and ministerial projects, similar to the proposed program, impacts to archaeological and paleontological resources would remain significant and unavoidable after mitigation.

Hazards and Hazardous Materials

Alternative 2 would result in lesser impacts to hazards and hazardous materials than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Impacts related to reasonably foreseeable upset and accident conditions, the emission of hazardous emissions or handling of hazardous material near schools would be less. However, under the proposed program, these impacts would be less than significant. Impacts from hazardous sites with Alternative 2 would be less as there would be no ground disturbance from program-required construction or demolition activities that could expose people to hazardous substances that may be present in soils as a result of past industrial activities. However, with Alternative 2, any development undertaken in reduced Green Zone Districts would be required to meet federal, state, and local regulations and policies regarding hazardous materials, and compliance with the provisions of hazardous material policies in the Los Angeles County Code. Implementation of the existing regulations related to hazardous materials would reduce this impact to a less-than-significant level. Alternative 2 would still result in the Green Zone Districts revisions to Title 22 being implemented. The Ordinance includes language requiring that property owners required to meet the Green Zone Districts standards would need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. Alternative 2 would not reduce hazards for sensitive uses in the long term as a result of new development standards and revisions compared to the Green Zones Program.

Hydrology and Water Quality

Alternative 2 would result in lesser impacts to hydrology and water quality than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 2 would not as effectively benefit water quality near sensitive uses in the long term as a result of new development standards and revisions from the Green Zones Program. Similar to the proposed program, runoff from development during construction and operations within the proposed program area would be subject to NPDES permit

standards, SWPPP, applicable BMPs, and provisions stipulated in the drainage area management plan, and where required, treatment would be employed to remove excess pollutants from runoff during the construction and operational phases of development. However, the operational and maintenance phases of Alternative 2 would not result in the same magnitude of benefits when compared to the proposed Green Zones Program in terms of water quality, as Alternative 2 would decrease the acreage and parcels subject to the expansion of the LID Ordinance requirements benefitting water quality.

Land Use and Planning

Alternative 2 would result in greater impacts to land use and planning than the proposed program because existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 2 would not as effectively benefit sensitive uses in the long term as a result of new development standards and revisions from the Green Zones Program. Given that the goals and policies of the County General Plan, related area plans, and HMA and SEA programs were strategically developed to guide land use and planning in the County, the proposed program's demonstrated consistency with these plans shows that the full Green Zones Program would improve the land use compatibility in the County. Incompatibility between industrial and sensitive land uses would remain prevalent in the communities that would not be considered Green Zone Districts under this alternative. The continued development of industrial and other degrading land uses in the remaining 6 communities would result in greater pollution and health risk impacts than if all 11 Green Zone Districts were implemented.

Noise

Alternative 2 would result in lesser impact to noise and vibration than the Green Zones Program because there would be fewer parcels subject to new development and compliance standards as required with the proposed program. As with the proposed program, there would be no change to the underlying land use designation in the County General Plan and the associated pattern of land use development from the projected growth in the County General Plan. Construction, operation, and maintenance required pursuant to the development standards in Alternative 2 would not increase impacts to noise and vibration. However, the Green Zones Program would add development standards to protect sensitive uses located adjacent to industrial uses. Although, by reducing the scope of Element 1 to the five communities with the highest EJSM scores (10–20) would result in lesser impacts to noise during construction with, Alternative 2 would fail to achieve the benefit of avoiding development of solid waste and recycling land use. As with the proposed program, Alternative 2 would be required to comply with County General Plan goals and policies. The General Plan Update EIR includes Mitigation Measure N-1, N-2, N-3, N-4, and N-5 to reduce impacts to noise and vibration of construction and operational impacts, which would apply for Alternative 2 as well as the proposed program. As with the proposed program, Alternative 2 would result in significant and unavoidable impacts to noise and vibration. However, the potential for impacts would be reduced compared to the proposed program due to the reduced level of construction as a result of there being fewer areas that would be subject to the requirements of the proposed program.

Tribal Cultural Resources

Alternative 2 would result in lesser impacts to tribal cultural resources than the proposed program because there would be fewer construction activities required that would involve ground disturbance as a result of new development standards within the Green Zone Districts. Under this alternative, the area where unanticipated discovery of a significant tribal cultural resource could occur during excavation in native soils would be reduced. Ground-disturbing activities associated with the buildout of the improvements required pursuant to the Green Zones Program that require excavation in open space areas or excavations greater than 6 feet below the ground surface within existing developed properties, such as the construction of structures, enclosures, and concrete masonry walls would still have the potential to result in the unanticipated discovery of significant tribal cultural resources, similar to the proposed program. Tribal cultural resources are governed on a site-by-site basis, and the probability of uncovering new resources or disturbing known resources is considered in project-level environmental review for discretionary projects. Implementation of Mitigation Measure TCR-1 would still be required. As the proposed program would be implemented with both discretionary and ministerial projects, similar to the proposed program, impacts to tribal cultural resources would remain significant and unavoidable after mitigation.

Utilities and Service Systems

Alternative 2 would result in lesser impacts to utilities and services than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 2 would not as effectively benefit existing utilities and service systems near sensitive uses in the long-term as a result of new development standards and revisions from the Green Zones Program. Similar to the proposed program, development during construction and operations within the communities identified in Alternative 2 would be subject to Title 22, applicable

BMPs, and provisions stipulated in the Countywide Integrated Waste Management Plan (IWMP). When required, mitigation measures would be employed to reduce utilities and services impacts during the construction and operational phases of development. However, operational and maintenance phases of the proposed program would not result in the magnitude of benefits when compared to the proposed Green Zones Program, as Alternative 2 would decrease the acreage and parcels subject to the expansion of LID Ordinance requirements that would benefit existing industrial facilities adjacent to sensitive receptors. The General Plan Update EIR includes Mitigation Measures USS-1 through USS-23 to reduce impacts to utilities in result of construction and operational impacts, which would still be required under Alternative 2.

3. Relationship of the Alternative to 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 proposed 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 (see Table V.A-2).

E. ALTERNATIVE 3: REMOVE THE REQUIREMENT FOR RETROACTIVE COMPLIANCE OF EXISTING INDUSTRIAL USES WITH THE GREEN ZONES PROGRAM

The proposed program would result in significant and unavoidable impacts to cultural resources and tribal cultural resources as a result of cumulative ground disturbance from potential improvement projects minor enough to be ministerial, such that mitigation would not be feasible. Therefore, an alternative was considered that would remove the proposed retroactively applicable development standards.

1. Description of the 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 proposed program. Instead of the zoning code (Title 22) changes applying to both new industrial uses and existing industrial uses/businesses in the Green Zone Districts 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.

2. Environmental Impacts

Alternative 3 would result in lesser construction impacts associated with small individual construction projects that would be required to implement the retroactive development standards within a 3- to 7-year time frame (see Table V.A-1).

Air Quality

Alternative 3 would result in lesser impacts to air quality than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 3 would not as effectively benefit air quality for sensitive uses in the long term as a result of new development standards and revisions from the Green Zones Program. The reduction of retrofits under this alternative would not substantially reduce significant short- and long-term criteria pollutant contributions of VOCs, NO_x, CO, SO₂, PM₁₀, and PM_{2.5} mass emissions of criteria pollutants from construction and operation. Additionally, this alternative does not take into account potential harms of adjacent land uses, including disproportionate effects on specific populations, or potential health benefits of retrofitting existing structures. Since air quality emissions would only be slightly reduced, in the short-term, and potential health risks posed by existing structures are not fully addressed, this alternative is not considered environmentally superior to the proposed program.

Biological Resources

Alternative 3 would result in the same impacts to biological resources as the Green Zones Program because there would be no change to the underlying land use designation in the County General Plan and the associated pattern of land use development from that approved in the County General Plan. The Green Zones Program would not change the underlying land uses

designation or pattern of development, but rather would add development standards to protect sensitive uses located adjacent to industrial uses. Since the limitations of Alternative 3 apply only to existing parcels designated for industrial land uses, there would be no change in impacts to biological resources as the development standards would apply to the same future land uses, as allowable by the adopted County General Plan. As with the proposed program, and the County General Plan, Alternative 3 would not exempt property owners from the “take” provisions of the federal Endangered Species Act, the Magnuson-Stevens Fishery Conservation and Management Act, or the California Endangered Species Act. The ability to obtain an incidental take permit under federal or California regulations requires the applicant to demonstrate that there would be no net adverse effect to ability of the species to survive and recover in the wild.

Under Alternative 3, as with the proposed program, the land use pattern established in the County General Plan includes policies that emphasize the conservation of SEAs and open space areas. However, the County General Plan does not contain a mechanism for compensation for unavoidable habitat loss or sensitive plant communities. The County General Plan includes mitigation measures to reduce direct impacts to sensitive habitats. As with the proposed program, Alternative 3 would not increase impacts to habitat or sensitive plant communities beyond that allowed by the County General Plan.

As with the proposed program, Alternative 3 would not change the General Plan emphasis on the restoration of significant riparian resources and discouragement of development to preserve riparian habitats, including wetlands, in a natural state. The County General Plan contains policies that emphasize protection of water sources and watershed to ensure the ecological functions of these systems are maintained. The General Plan Update EIR includes Mitigation Measures BIO-1 and BIO-3 to reduce impacts to wetlands. As with the Green Zones Program, Alternative 3 would not exempt property owners from Sections 401 or 404 of the Federal Clean Water Act or Section 1600 of the State Fish and Game Code. The General Plan Update EIR resulted in a determination of less than significant impacts. As with the proposed program, construction, operation, and maintenance required pursuant to the development standards in Alternative 3 would not increase impacts to riparian and wetland resources afforded protection pursuant to Section 401 and 404 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code, beyond those evaluated in the County General Plan.

As with the proposed program, Alternative 3 would result in less than significant impacts to wildlife corridors and linkages and connectivity between habitats with upland SEA boundaries. The County General Plan contains policies that emphasize the conservation of SEAs and open space areas, and emphasizes the preservation of wildlife corridors and linkages, and connectivity between habitats with the updated SEA boundaries. The General Plan Update EIR resulted in a determination that it was not feasible to avoid or fully compensate for impacts to regional wildlife linkages. The General Plan Update EIR included a single Mitigation Measure, BIO-1, to provide limited protection measures to avoid or minimize impacts to wildlife corridors and nursery sites, but significant and unavoidable impacts would be expected to occur. As with the proposed program, Alternative 3 would prohibit some industrial uses in SEAs. As with the proposed program, Alternative 3 would not increase impacts to wildlife habitat or linkages or SEAs beyond that allowed by the County General Plan.

Cultural Resources

Alternative 3 would result in lesser impacts to cultural resources than the proposed program because there would be fewer construction activities required. Under this alternative, the area where unanticipated discovery of a significant archaeological resource could occur during excavation in native soils would be slightly reduced. As with the proposed program, this alternative would not impact any historic resources. Ground-disturbing activities associated with the buildout of the improvements required pursuant to the Green Zones Program that require excavation in open space areas or excavations greater than 6 feet below the ground surface within existing developed properties, such as the construction of structures, enclosures, and concrete masonry walls, would still have the potential to result in the unanticipated discovery of significant archaeological resources, similar to the proposed program. Cultural resources are governed on a site-by-site basis, and the probability of uncovering new resources or disturbing known resources is considered in project-level environmental review for discretionary projects. Implementation of Mitigation Measure CUL-1 would still be required. As Alternative 3 would be implemented with both discretionary and ministerial projects, similar to the proposed program, impacts to archaeological and paleontological resources would remain significant and unavoidable after mitigation.

Hazards and Hazardous Materials

Alternative 3 would result in lesser impacts to hazards and hazardous materials than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Impacts related to reasonably foreseeable upset and accident conditions, the emission of hazardous emissions or handling of hazardous material near schools would be less. However, under the proposed program, these impacts would be less

than significant. Impacts from hazardous sites would be less as there would be no ground disturbance from program-required construction or demolition activities that could expose people to hazardous substances that may be present in soils as a result of past industrial activities. However, impacts to sensitive uses from adjacent industrial uses would remain unchanged. Any development would be required to meet federal, State, and local regulations and policies regarding hazardous materials and compliance with the provisions of hazardous material policies in the Los Angeles County Code. Implementation of the existing regulations related to hazardous materials would reduce this impact to a less than significant level. Alternative 3 would still result in the Green Zone District revisions to Title 22 being implemented. The proposed program includes language requiring that property owners subject to the Green Zone Districts standards would need to provide evidence that the property has received clearance from the appropriate State agency in order to begin construction on the site. Alternative 3 would not reduce hazards for sensitive uses in the long term as a result of new development standards and revisions compared to the Green Zones Program.

Hydrology and Water Quality

Alternative 3 would result in lesser impacts to hydrology and water quality than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 3 would not as effectively benefit water quality near sensitive uses in the long-term as a result of new development standards and revisions from the Green Zones Program. Similar to the proposed program, runoff from development during construction and operations within the proposed program area would be subject to NPDES permit standards, SWPPP, applicable BMPs, and provisions stipulated in the drainage area management plan. Where required, treatment would be employed to remove excess pollutants from runoff during the construction and operational phases of development. However, the operational and maintenance phases of Alternative 3 would not result in the same magnitude of benefits when compared to the proposed Green Zones Program, as Alternative 3 would decrease the acreage and number of parcels with removal of retroactive requirements subject to the expansion of the LID Ordinance requirements benefitting water quality.

Land Use and Planning

Alternative 3 would result in greater impacts to land use and planning than the proposed program because existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 3 would not as effectively benefit sensitive uses in the long term as a result of new development standards, retroactive requirements, and revisions from the Green Zones Program. Given that the goals and policies of the County General Plan, related area plans, and HMA and SEA programs were strategically developed to guide land use and planning in the County, the proposed program's demonstrated consistency with these plans shows that the full Green Zones Program would improve the land use compatibility in the County. Incompatibility between industrial and sensitive land uses would remain prevalent in the areas of the Green Zone Districts that would not be required to retroactively implement the program measures under this alternative. The continued operation of these facilities without development standards mitigating their impacts would result in greater pollution and health risk impacts than if they were required to retroactively comply with the new development standards and revisions. The continued development of industrial and other degrading land uses without retroactively mitigating impacts from existing land uses under Alternative 3 would result in greater pollution and health risk impacts than if the Green Zones Program were implemented and measures were taken to reduce them.

Noise

Alternative 3 would result in lesser impacts to noise than the proposed program because there would be fewer areas where construction activities would be required that would cause temporary noise impacts. However, there would also be fewer areas that receive long-term noise attenuation benefits. The areas that would receive these benefits consist of 2,778 parcels that are subject to the Green Zone Districts. However, the reduction of retrofits in Green Zone Districts under Alternative 3 would not substantially reduce the proposed program's construction and operational impacts of noise and vibration, and impacts would remain significant and unavoidable under Alternative 3. Alternative 3 would include fewer construction activities than the proposed program, but impacts to sensitive receptors from adjacent industrial uses would remain unchanged. As with the proposed program, Alternative 3 would be required to comply with County General Plan goals and policies. The General Plan Update EIR includes Mitigation Measure N-1, N-2, N-3, N-4, and N-5 to reduce impacts to noise and vibration of construction and operational impacts, which would apply for Alternative 3 as well as the proposed program. As with the proposed program, Alternative 3 would result in significant and unavoidable impacts to noise and vibration. However, any potential for impacts would be reduced compared to the proposed program due to the reduced level of construction as a result of there being fewer areas that would be subject to the requirements of the proposed program.

Tribal Cultural Resources

Alternative 3 would result in lesser impacts to tribal cultural resources than the proposed program because there would be fewer construction activities required that would involve ground disturbance as a result of new development standards within the Green Zone Districts. Under this alternative, the areas where unanticipated discovery of a significant tribal cultural resource could occur during excavation in native soils would be reduced. Ground-disturbing activities associated with the buildout of the improvements required for new uses under Alternative 3 pursuant to the Green Zones Program that require excavation in open space areas or excavations greater than 6 feet below the ground surface within existing developed properties, such as the construction of structures, enclosures, and concrete masonry walls, would still have the potential to result in the unanticipated discovery of significant tribal cultural resources, similar to the proposed program. Tribal cultural resources are governed on a site-by-site basis, and the probability of uncovering new resources or disturbing known resources is considered in project-level environmental review for discretionary projects. Implementation of Mitigation Measure TCR-1 would still be required. As Alternative 3 would be implemented with both discretionary and ministerial projects, similar to the proposed program, impacts to tribal cultural resources would remain significant and unavoidable after mitigation.

Utilities and Service Systems

Alternative 3 would result in lesser impacts to utilities and service systems than the proposed program because there would be fewer construction activities required. However, existing land use incompatibilities would remain between industrial and sensitive uses. Alternative 3 would not as effectively benefit existing utility services near sensitive uses in the long-term as a result of new development standards and revisions from the Green Zones Program. Similar to the proposed program, development during construction and operations under Alternative 3 would be subject to Title 22, applicable BMPs, and provisions stipulated in the Countywide IWMP. The elimination of retrofits in Green Zone Districts under Alternative 3 would not substantially reduce the proposed program's construction and operational impacts of utilities and service systems, but impacts would remain less than significant under Alternative 3. Alternative 3 would include fewer construction activities than the proposed program, but impacts to sensitive receptors from adjacent industrial uses would remain unchanged. However, the operational and maintenance phases of the Alternative 3 would not result in the magnitude of benefits when compared to the Green Zones Program, as Alternative 3 would decrease the acreage and parcels subject to the expansion of LID Ordinance requirements benefitting existing industrial facilities adjacent to sensitive receptors. Utilities and service system impacts overall would be less for Alternative 3 when compared to the Green Zones Program, and impacts would remain less than significant. The General Plan Update EIR includes Mitigation Measures USS-1 through USS-23 to reduce impacts to utilities in result of construction and operational impacts, which would still be required under Alternative 3.

3. Relationship of the Alternative to 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 proposed 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 (see Table V.A-2).

F. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Although the No-Project Alternative would not involve construction activities that would be required to implement the new development standards and other revisions, the proposed program would be the environmentally superior alternative as it would result in the most long-term environmental benefits to 2,778 parcels that would not be provided with the No-Project Alternative.

All of the action alternatives have the same impacts as they include the same requirements and regulations. The proposed 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 proposed program would result in the greatest long-term environmental benefits to 2,778 parcels. These long-term benefits would 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 proposed program would include the minimization of potential adverse health and safety impacts to communities that are disproportionately affected by toxic air pollutants and contaminants such as PM₁₀ and odors generated from various industrial land uses, and to promote clean industrial uses. The revisions to the County's zoning code (Title 22) would 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 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 would 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 and the type of permitting process. The environmental analysis of alternatives above indicates that, through a comparison of potential impacts, the proposed program is the environmentally superior alternative because it would result in the greatest long-term environmental benefits, would achieve all of the environmental benefits of the proposed program, and would meet all of the objectives of the proposed program. The proposed program would fully achieve the objectives of the proposed 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 (see Table V.A-2). The proposed program would address the incompatibilities of the existing land uses with adjacent sensitive receptors and would implement mechanisms to require appropriate mitigation measures within these communities in the unincorporated County. The proposed program would optimize the opportunity to contribute to regional reductions in land use incompatibilities near sensitive uses.

SECTION VI

OTHER ENVIRONMENTAL CONSIDERATIONS

This section of the Program Environmental Impact Report (PEIR) includes an analysis of the potential for the Green Zones Program (proposed program) to result in indirect impacts due to potential growth inducement, significant unavoidable impacts, and significant irreversible environmental changes. The section also includes a discussion as to why the proposed program is being proposed notwithstanding significant unavoidable impacts, as well as a discussion of effects found not to be significant.

A. GROWTH INDUCING IMPACTS

This section of the PEIR analyzes the potential for the proposed program to result in growth-inducing impacts consistent with Section 15126.2(d) of the California Environmental Quality Act (CEQA) Guidelines. Such impacts normally occur when a project results in economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. The types of projects that are normally considered to result in growth-inducing impacts are those that provide infrastructure that would be suitable to support additional growth or remove an existing barrier to growth.

According to the CEQA Guidelines, such projects include those that would remove obstacles to population growth (e.g., a major expansion of a wastewater treatment plant) and projects that encourage and facilitate other activities that are beyond those proposed as part of the project and could affect the environment are growth inducing. In addition, as set forth in the CEQA Guidelines, increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. The CEQA Guidelines also state that it must not be assumed that growth in an area is necessarily beneficial, detrimental, or of little significance to the environment. Induced growth is considered a significant impact only if it directly or indirectly affects the ability of agencies to provide needed public services or if it can be demonstrated that the potential growth, in some other way, significantly affects the environment, that is, that it would result in construction that would adversely affect the environment. Factors that would potentially induce population growth include roads, highways, freeways, rail, and other transportation improvements that provide access to previously undeveloped areas. The availability of adequate water supplies, the availability of sewage treatment facilities, the availabilities of developable land, the types and availability of employment opportunities, housing supply and costs, commuting distances, cultural and recreational amenities, climate, and local government growth policies contained in general plans and zoning ordinances would also induce population growth.

The Green Zones Program would not result in significant adverse growth-inducing impacts because it would not change the pattern of parcels allowable for residential use or development, would not include the development of new homes, and would not include the extension of access roads or utilities to new areas that would facilitate development, thereby inducing unplanned population growth, directly or indirectly. The Green Zones Program is not a residential project and would not involve the construction of additional housing. Element 1, Green Zone Districts, implements development standards and/or more stringent entitlement processes for certain industrial, recycling and solid waste, and vehicle-related land uses in close proximity to incompatible sensitive uses. Element 2, New Sensitive Uses, implements development standards for new sensitive land uses, including dwelling units, when located adjacent to or adjoining parcels that contain existing, legally-established industrial, recycling or solid waste, or vehicle-related uses. However, the element itself does not call for the development of new dwelling units. Element 3, Recycling and Waste Management Revisions, implements development standards and/or more stringent entitlement processes for certain recycling and waste-related land uses, including but not limited to recycling collection and processing facilities, organic waste facilities, and supermarket accessory recycling collection centers, but does not encourage development. Element 4, Storage Enclosures for Recycling and Solid Waste Revisions, is a requirement to build better enclosures for trash receptacles related to new development or expansion of certain existing development but would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. This element applies to new or expanded commercial and industrial development and residential development with four or more units; however, the element itself does not call for new residential development. Therefore, the Green Zones Program would not result in the construction of new housing.

The proposed program would not induce growth through the provision of additional employment. The Green Zones Program would not involve the construction of buildings that would provide additional employment; nor would it require new or expanded facilities that would increase the need for employees at those facilities. Elements of the proposed program would require implementation of development standards on existing and proposed properties; however, these measures are limited to standards such as alternative fencing materials, solid wall screening or enclosures, landscaping buffers, air filtration, paving,

lighting, signage, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards (see Table III.E-2, *Development Standards*). The implementation of these measures would not increase the need for employees at existing or proposed facilities. Additionally, construction activities for implementation of the proposed program would not require temporary housing due to the urban context and availability of construction workers in the County of Los Angeles (County). Short-term construction employment opportunities would not result in population growth, as they would be expected to be filled by the construction workforce in the County and would not result in in-migration.

The Green Zones Program would not result in significant adverse growth-inducing impacts that would potentially result from the extension of access roads or utilities to new areas that would facilitate development. The proposed program would not require the development of additional utilities infrastructure. The proposed development standards include alternative fencing materials, solid wall screening or enclosures, landscaping buffers, air filtration, paving, lighting, signage, maintenance and operations standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards (see Table IV.E-2). These development standards do not constitute uses that produce wastewater, such as bathrooms in residential uses; nor would they produce stormwater runoff that would result in the need for new facilities. Additionally, they would not require the construction of new electric, natural gas, or telecommunications facilities, as the only measures which require these utilities, such as lighting, are minor and would be served by the existing utilities infrastructure at the existing facility. The majority of development standards would not require the use of water during the operational phases of improvements, and according to the new development standards would be subject to the County Low-Impact Development (LID) ordinance for water conservation. The Green Zones Program would be served by existing sewer, water, and other utility services that have been established on each parcel that contains existing industrial land uses. Therefore, the proposed program has adequate availability of water supplies, sewage treatment facilities, and other utilities infrastructure such that it would not require construction that would indirectly induce population growth. The elements of the Green Zones Program would include construction of improvements such as solid walls, landscaping, setbacks, and building height requirements that are consistent with the underlying land uses to meet the proposed development standards; however, the development standards are limited to screening and mitigating impacts of industrial land uses from adjacent and nearby sensitive uses based on the land use pattern established in the Los Angeles County General Plan 2035 (County General Plan). The development standards established in the Green Zones Program would not directly or indirectly require construction of new public roads or utilities that would have the potential to induce growth beyond the growth defined in the County General Plan.

Therefore, the Green Zones Program would not result in population growth, direct or indirect increases in development of new dwelling units, or road or utility infrastructure that directly or indirectly induces growth.

B. INDIRECT IMPACTS OF POTENTIAL GROWTH INDUCEMENT

In addition to the impacts caused by direct economic, population, or housing growth, the indirect impacts of the proposed program must be evaluated for their potential to induce growth.

Unplanned and uncontrolled growth may have significant adverse impacts on the environment. The Green Zones Program would not result in significant adverse indirect impacts resulting from potential growth inducement because it would not change the pattern of parcels allowable for development. The County General Plan identifies where development may occur and what additional services would be needed to support the growth of population, jobs, and housing. The County General Plan accommodates future projected growth and development in the unincorporated territory of the County. The Green Zones Program is limited to the application of stricter development standards for the land use designations authorized by the County General Plan, as well as limiting the areas where certain types of solid waste and recycling activities may occur. The Green Zones Program seeks to provide enhanced separation to protect sensitive land uses located adjacent to or in close proximity to industrial land uses from the visual blight, night light, emissions of criterial air pollutants, odor, and noise associated with lawful operation of industrial land uses. Furthermore, the proposed program would not result in indirect growth inducing impacts by changing a zoning or general plan designation. Element 1 proposes a change in the zoning designation for 27 ~~28~~ parcels from Heavy Manufacturing (M-2) to Light Manufacturing (M-1) and General Plan land use designation for 14 ~~45~~ of those parcels from Heavy Industrial (IH) to Light Industrial (IL). However, these zoning and land use designation changes would not result in growth, as they would not change the zoning or general plan designation from nonresidential to residential, allowing for the construction of new housing; nor would they change to a land use that would increase employment, such as heavy commercial land uses. The land uses would remain industrial with a decrease in intensity.

Element 2 of the Green Zone Program requires that new sensitive land uses proposed for development adjacent to industrial land uses incorporate design measures to protect such uses from visual blight, night light, emissions of criterial air pollutants, odor, and noise associated with lawful operation of industrial land uses. Element 3 specifies the locations where solid waste and recycling facilities are allowable uses and establishes entitlement processes and development standards to protect adjacent sensitive uses from visual blight, night light, emissions of criterial air pollutants, odor, and noise associated with lawful operation of such uses. It also provides development standards for protection of workers and patrons from emissions of criteria air pollutants and nuisance odors. Element 4 of the Green Zones Program requires that trash and recycling receptacles be enclosed for residential land uses with four or more dwelling units and for most other commercial and industrial land uses in the unincorporated areas of the County. These elements of the Green Zones Program would not alter the underlying land use pattern and thus would not have the capacity to induce growth beyond that contemplated by the County General Plan.

Therefore, the Green Zones Program would not result in impacts due to indirectly induced growth.

C. SIGNIFICANT UNAVOIDABLE IMPACTS

Consistent with the requirements of Section 15126.2(b) of the CEQA Guidelines, this section of the PEIR summarizes the potential for implementation of the proposed program to result in significant environmental effects that cannot be reduced to below the level of significance. The nine environmental issue areas evaluated in the PEIR are 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. The PEIR also evaluates the potential environmental impacts of the No Project alternative and two action alternatives. The potential for the proposed program to result in significant environmental impacts has been analyzed in Sections IV, *Environmental Impact Analysis*, and V, *Alternatives*, of this PEIR.

Table ES-F.1, *Summary of Environmental Consequences*, in the Executive Summary of this PEIR provides a comprehensive identification of the environmental effects of the proposed program, including the level of significance both before and after mitigation. The proposed program would result in significant and unavoidable impacts to Cultural Resources, Noise, and Tribal Cultural Resources.

Many of the parcels with manufacturing and industrial land use designation could be developed pursuant to ministerial processes that would not trigger review subsequent environmental review beyond that completed in the County General Plan EIR. As the projects could proceed pursuant to ministerial approvals such as a building permit or grading permit, there would be no requirement to survey for cultural resources or to conduct Tribal consultation. However, the improvements required pursuant to development standards established in the Green Zones Program would in some instances require excavation and ground disturbance of native soils with potential for unanticipated discovery of significant cultural resources. Therefore, the proposed program would result in significant and unavoidable impacts to Cultural Resources and Tribal Cultural Resources. Many of the impacts that are determined to be significant and unavoidable could be mitigated to less than significant at the project level. However, this PEIR is at the program level, and detailed site plans and project descriptions are not available. Therefore, without the ability to evaluate each project that could occur as a result of the proposed program, these impacts were determined to be significant and unavoidable. Implementation of the proposed program would result in the significant and unavoidable direct, indirect, and cumulative impacts to Cultural Resources and Tribal Cultural Resources.

Cultural Resources: The proposed program would have the potential to result in significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. The improvements that would be required pursuant to the proposed program have the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. Ground disturbance is expected to reach depths of approximately 6 feet or greater; for excavation of new footings and so forth that are anticipated for screening or enclosure walls. 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 3 feet below grade. Therefore, excavation associated with the program developments may reach native undisturbed soils that contain buried archaeological deposits at depths of 3 feet or greater. The proposed revisions to the development standards that have the potential to result in physical changes in the environment in relation to archeological resources 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 (see Table III.E-2).

Noise: The proposed program would result in significant and unavoidable impacts to noise 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. While the program would reduce operational impacts of uses within the program area once constructed (barriers, required setbacks, etc.) and would not induce the development of industrial uses in the program area, the proposed program would require development within the County to be developed in accordance with additional standards in relation to sensitive uses and new industrial uses, thus requiring installation of such structures as cinder block walls, fencing, landscape area, and setback, requiring the use of construction equipment within areas adjacent to sensitive uses. Ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, construction would result in temporary but significant and unavoidable impacts to noise. The development of discretionary projects would require project-level evaluation under CEQA prior to plan check and permit approval, and therefore, the use of noise reduction measures, avoidance and minimization measures for these types of developments would be feasible. However, development 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 project-level noise reduction measures.

The proposed program would result in significant and unavoidable impacts to noise in relation to generation of excessive groundborne vibration or groundborne noise levels. Implementation of the proposed program would reduce operational impacts of uses within the program area and would not induce the development within the program area. However, construction impacts would be significant and unavoidable. The development of ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval, so that the use of noise reduction and avoidance measures for these types of developments would not be feasible. The development of discretionary projects would require 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 would be feasible. However, development within 25 feet of a sensitive use would be anticipated to continue 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 project-level noise reduction measures.

Tribal Cultural Resources: The proposed program would result in potentially significant impacts to tribal cultural resources in relation to causing a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code (PRC) Section 21074 as either a site, feature, place, or 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 listed or eligible for listing in the California Register of Historical Resources (CRHR) or in local registers of historical resources as defined in PRC Section 5020.1(k). Ground disturbance is expected to reach depths of approximately 6 feet or greater; for excavation of new footings and so forth anticipated for screening or enclosure walls. 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 3 feet below grade. Therefore, excavation associated with the program developments may reach native undisturbed soils that contain buried tribal cultural resource deposits at depths of 3 feet or greater. The proposed revisions to the development standards that have the potential to result in physical changes in the environment in relation to causing a substantial adverse change in the significance of a tribal cultural resource, listed or eligible for listing in the CRHR or in a local register as defined in PRC Section 5020.1(k), or determined an eligible resource by the Lead Agency, 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 (see Table III.E-2).

D. REASONS WHY THE PROJECT IS BEING PROPOSED, NOTWITHSTANDING SIGNIFICANT UNAVOIDABLE IMPACTS?

In accordance with Section 15093 of the CEQA Guidelines, the County hereby finds that the following economic, legal, social, technological, environmental and other benefits of the proposed program outweigh its unavoidable, adverse environmental impacts discussed in Section IV:

The proposed program would develop 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. Toxic pollutants emitted near residential neighborhoods or schools pose serious threats on public health as well as the environment. The Green Zones Program would achieve six objectives:

1. 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)¹ and California Global Warming Solutions Act of 2006 (AB 32 and SB 535).^{2,3,4}
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.
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).
4. Address incompatible land uses, and address issues such as aesthetics, air pollutants such as respirable particulate matter (PM₁₀) 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.
5. 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),⁵ Mandatory Commercial Recycling (California Code of Regulations Title 14, Section 18837, Chapter 9.1),⁶ and Short-Lived Climate Pollutants with the intent of reducing pollution associated with waste management, and recycling, including processing of organic waste.
6. Facilitate recycling, recycling collection and processing, and organic waste processing, such as composting and chipping and grinding with zoning requirements.

The Green Zones Program has been developed through a rigorous community engagement process that raises awareness of environmental justice. Ground-truthing activities in the pilot communities, in partnership with community-based organizations and residents, has helped to document environmental hazards block-by-block, and has informed the proposed program’s land use policies and identification of Green Zone Districts. The Green Zones Program seeks to develop ways to improve coordination among various regulatory agencies and to support businesses to become better neighbors, helping to mitigate current and prevent future environmental impacts.

¹ 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

² California Air Resources Board. Accessed February 26, 2020. Assembly Bill 32 Overview. Available at: <https://ww3.arb.ca.gov/cc/ab32/ab32.htm>

³ 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

⁴ 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

⁵ 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§ionNum=14581.

⁶ 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)

The Recycling and Waste Management Revisions would result in a more robust process to permit new types of recycling and waste management facilities using newer technologies in order to meet State requirements, and to further define and provide specific regulations for automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities.

The new policies under the chapters of the County General Plan would 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. The edits and additions to policies in these chapters support the incorporation of the Green Zones Program framework into the County General Plan as well as the implementation of the goals of SB 1000 and existing environmental justice language in the County General Plan.

For the abovementioned reasons, the benefits of the proposed program outweigh and override any adverse environmental impacts associated with the program.

E. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Consistent with the requirements of Section 15126.2(c) of the CEQA Guidelines, this section of the PEIR summarizes the potential for implementation of the proposed program to result in significant irreversible environmental changes. Such a change refers to an irretrievable commitment of nonrenewable resources, or other environmental changes that commit future generations to similar uses. In evaluating the potential for irreversible environmental changes, the potential for irreversible environmental changes from potential accidents associated with the proposed program were also considered. The scope of this analysis has been focused on the use of nonrenewable resources to construct improvements required pursuant to the development standards established by the Green Zones Program. The analysis also considers the ongoing commitment of water and energy that would result from operation and maintenance of landscaped setbacks and air filtration systems.

The primary nonrenewable resources that would be affected by implementation of the improvements required pursuant to the development standards established by the Green Zones Program., include fencing, solid wall screening, landscaping buffers, air filtration, paving, lighting, signage, and access and vehicle circulation facilities, would be energy resources. The analysis considers the reasonable estimation of construction and operation scenario evaluated in the PEIR, for anticipated impacts over the 21-year planning horizon. Although not reasonably foreseeable based on current rate of issuance of building permits in the proposed program study area, this section also provides an analysis of the total irreversible environmental change that would result if the proposed development standards were applied to all 134,564 ~~434,567~~ parcels in the proposed program, referred to as the “full build-out” scenario.

The development standards of each element would result in minor additions to existing land uses that would comply with strict building and energy regulations. With regard to energy consumption, the motorized equipment used during construction would comply with California Air Resources Board (CARB) regulations for diesel programs relating to mobile source, stationary engines, and portable equipment. Construction activities required to implement the improvements would be required to comply with energy efficiency standards for design, construction, and operation established by State and County regulations that are among the strictest in the nation, including those specifically required pursuant to the Green Building Operation component of the Energy Expenditure Plan (EEP): Green Building, Low-impact Development, and Drought Tolerant Ordinances, and thus would not constitute an inefficient use of energy. The majority of the proposed improvements would be objects such as walls, fencing, signage, and lighting that would be compliant with Title 31 of the Green Building Codes and would not involve the use of diesel fuels. The South Coast Air Quality Management District (SCAQMD) regulates construction equipment and diesel fuel emissions with the County. 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. All improvements required to constructed, operated, or maintained would be required to conform to the California Energy Code; therefore, there would be no conflict with the California Code. At the time of this analysis, the County General Plan and Zoning Code do not allow for development of utility-scale renewable energy, and therefore the development standards would have no effect on achieving the Renewable Portfolios Standards (RPS) established by the State. Energy required for construction, operation, and maintenance to implement the proposed improvements such as lighting and signs would be provided by public and investor-owned utilities, such as Southern California Edison, the Metropolitan Water District of Southern California, and other private and municipal power companies

who are required by the State to achieve RPS. Thus, the proposed program would be consistent with State and County goals that encourage reliance on sustainable renewable energy. Therefore, the proposed program would result in less than significant impacts to energy.

F. EFFECTS NOT FOUND TO BE SIGNIFICANT

California Public Resources Code Section 21003 (f) states that “it is the policy of the state that ... [a]ll persons and public agencies involved in the environmental review process be responsible for carrying out the process in the most efficient, expeditious manner in order to conserve the available financial, governmental, physical, and social resources with the objective that those resources may be better applied toward the mitigation of actual significant effects on the environment.” This policy is reflected in CEQA Guidelines Section 15126.2(a), which states that “an EIR shall identify and focus on the significant environmental impacts of the Proposed Project”; and Section 15143, which states that “the EIR shall focus on the significant effects on the environment.” The CEQA Guidelines allow use of an Initial Study to document project effects that are less than significant (Section 15063[a]). CEQA Guidelines Section 15128 requires that an EIR contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the Draft EIR.

Such statements are contained in an attached copy of the Initial Study. The Initial Study prepared for the proposed program is provided in Appendix B of this PEIR and satisfies the requirements of CEQA Guidelines Section 15128 for those thresholds not discussed below. Any issues not addressed in this section are addressed in Section IV, *Environmental Impact Analysis*.

In addition to the 6 environmental issue areas evaluated in this PEIR that were determined to have less than significant impacts, 11 additional environmental issue areas were determined to have no impact or less than significant impacts in the Initial Study prepared in support of the Notice of Preparation (NOP):

1. Aesthetics
2. Agriculture and Forestry Resources
3. Energy
4. Geology and Soils
5. Greenhouse Gas Emissions
6. Mineral Resources
7. Population and Housing
8. Public Services
9. Recreation
10. Transportation
11. Wildfire

1. Aesthetics

Consistent with Appendix G of the CEQA Guidelines and the County’s Initial Study Checklist, the analysis concluded that the proposed program would result in a less than significant impact to aesthetics (see Appendix B, *Initial Study*, Section 2.1, *Aesthetics*). The proposed program would not result in significant adverse impacts to aesthetics because the development standards of each element would result in minor additions to existing land uses and would improve the aesthetic qualities of the facilities. With regard to scenic vistas and scenic resources, despite the location of subject parcels in relation to scenic highways, parcels subject to the Green Zones Program would not have a significant adverse impact on scenic vistas nor cause visual blight because the development standards would not block views of resources for which the scenic highways were designated. The proposed program would screen from view incompatible land uses and improve the aesthetic quality of degrading land uses. The development standards and measures of each program element would improve the visual quality of the industrial, commercial, and other facilities along scenic vistas and County-recognized state scenic highway corridors. Additionally, all Hillside Management Area (HMA) parcels of the Green Zones Program would be required to comply with the HMA Ordinance and Hillside Design Guidelines that help preserve and enhance the physical integrity and value of hillsides and associated views. The measures proposed by the proposed 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. With regard to trails systems, the elements would not hinder visibility or obstruct views from the Pacific Crest Trail or any of the County’s existing or proposed trails identified in the U.S. Forest Service and the County General Plan trail system or existing regional trails identified on the Trails LA County Website. The proposed development standards have the potential to result in physical changes in the environment that might be visible from and alter the visual character views from the trails include fencing materials; however, these

development standards are consistent with the measures recommended by the County trails manual, including buffers, fencing, walls, open space, and landscaping and planting trees to screen trail view of incompatible adjacent land uses. With regard to visual character, some elements would include requirements such as solid walls, landscaping, setbacks, and building height requirements that are consistent with the underlying land uses; therefore the specified ; development standards would improve the visual quality of the affected by screening industrial land uses from adjacent sensitive uses. With regard to new sources of light, some elements contain provisions for lighting in its development standards while others do not. The use of lighting would not result in light trespass and light pollution, as the County requires that such system be shielded and directed away from sensitive uses and other adjacent properties. Furthermore, should the subject properties fall within an HMA, the revisions would have no adverse impact on light nighttime light trespass, light pollution or daytime light and glare, as they would comply with the HMA Ordinance and Hillside Design Guidelines in providing shielded lighting for nighttime applications and materials with minimal albedo for daytime application along with setbacks and adequate screening. Therefore, the proposed program would result in less than significant impacts to aesthetics.

2. Agriculture and Forestry Resources

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in no impacts to agriculture and forestry resources (see Appendix B, *Initial Study*, Section 2.2, *Agriculture and Forestry Resources*). The proposed program would not result in significant adverse impacts to agriculture and forestry resources because the development standards of each element would result in minor additions to existing land uses and would not reduce existing agricultural and forestry resources, or lands designated or zoned for such uses. With regard to Farmland, despite some elements' locations within an area which contains Farmland as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP), the implementation of the development standards and measures of each element would not differ substantially from existing conditions and would not convert Farmland to non-agricultural uses, or the development standards would be implemented as a part of the use being proposed. With regard to zoning for agriculture and Williamson Act contracts, the County zones some parcels specifically as Agriculture Zones but there are no Williamson Act contracts within the County. For those elements that do apply to Agricultural Zones, there would be no change to underlying Agricultural land use designation or zoning. As defined in Title 22, the purpose of the Agricultural Zones is not solely for agricultural uses, and Zone A-2 allows for many uses beyond agricultural use. Additionally, development standards would not differ substantially from those associated with the existing County General Plan goals and policies for the agricultural land use designations and related Zoning Ordinance. The Green Zone Program does not include provisions that would allow the conversion or rezoning of forest land, timberland, or a Timberland Production Zone. All forests and timber resources located in the Los Angeles County are located within the Angeles National Forest Land, with a small extension into the Los Padres National Forest in the Pyramid Lake Area between Castaic and Gorman. The National Forest are managed by U.S. Forest Service Resource Management Plans and would not be subject to the Green Zones Program. Therefore, there would be no impact on forest or timber reserves. The development articulated in the Green Zones Program would apply to specific existing land uses or would be minimal additions to existing designed agricultural land uses that would not convert agricultural or forest land or resources. Therefore, the proposed program would result in no impacts to agriculture and forestry resources.

3. Energy

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in a less than significant impact to energy (see Appendix B, *Initial Study*, Section 2.6, *Energy*). The proposed program would not result in significant adverse impacts to energy because the development standards of each element would result in minor additions to existing land uses that would comply with strict building and energy regulations. With regard to energy consumption, the motorized equipment used during construction activities would comply with CARB regulations for diesel programs relating to mobile source, stationary engines, and portable equipment. Construction activities required to implement the improvements would be required to comply with energy efficiency standards for design, construction, operation established by State and County regulations that 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 would not constitute an inefficient use of energy. The majority of the proposed improvements are inanimate objects such as walls, fencing, signage, and lighting that would be compliant with Title 31 Green Building Codes and not involve the use of diesel fuels. The SCAQMD regulates construction equipment and diesel fuel emissions with the County. 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. With regard to energy planning, all improvements required to

constructed, operated, or maintained would be required to conform to the California Energy Code; therefore, there would be no conflict with the California Code. Since, at the time of this analysis, the County General Plan and zoning ordinance do not allow for development of utility scale-renewable energy, the development standards would have no effect on the achieving RPS established by the State. Energy required for construction, operation, and maintenance to implement the proposed improvements such as lighting and signs would be provided by public and investor owned utilities, such as Southern California Edison, and other private and municipal power companies who are required by the State to achieve RPS. Thus, the proposed program would be consistent with State and County goals that encourage reliance on sustainable renewable energy. Therefore, the proposed program would result in less than significant impacts to energy.

4. Geology and Soils

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in a less than significant impact to geology and soils (see Appendix B, *Initial Study*, Section 2.7, *Geology and Soils*). The proposed program would not result in significant adverse impacts to geology and soils because the development standards of each element would result in minor additions to existing land uses and new development would comply with the regulations in place for the mitigation and avoidance of geologic hazards. With regard to rupture of an Alquist-Priolo mapped fault, 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 proposed program site, the proposed program does not include the development of residential or habitable buildings or structures. Furthermore, 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. The improvements constructed and operated as a result of the development standards in the proposed program would 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. Similarly, with regard to seismic ground shaking, the proposed program area contains numerous active earthquake faults, with active or potentially active faults mapped within the proposed program boundaries. However, although strong seismic shaking is a risk throughout Southern California region, the improvements constructed and operated as a result of the development standards in the proposed program site would not exacerbate seismic activity, or the risk of hazards to people or property. Furthermore, the improvements constructed and operated as a result of the development standards in the proposed program would be required to adhere to the provisions of the CBC, as required by the County Code during the plan check and development review process. With regard to seismic-related ground failure (i.e. liquefaction), landslides, and soils, areas of the proposed program site are situated within all of these zones; California Geologic Survey–designated Liquefaction Zones; relatively level ground and steep mountain/canyon slopes that could be potentially susceptible to slope instability; and expansive surficial materials. However, implementation of the improvements constructed and operated as a result of the development standards in the proposed program would not exacerbate underlying geologic, seismic, and soil conditions at the proposed program site resulting in seismic related ground-failure or liquefaction, landslides, or soil hazards. The improvements constructed and operated as a result of the development standards in the proposed program would 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, potential seismic-related ground failure, landslides, expansive soils, 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 proposed program, would ensure that the impacts associated with implementation of the proposed program in relation to liquefaction, would be minimized to less than significant levels. The proposed program would be developed in accordance with the CBC, the Safety Element of the County General Plan, and the County's zoning standards and requirements. Furthermore, construction activities on any project sites larger than 1 acre would be subject to National Pollutant Discharge Elimination System (NPDES) requirements, and the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) would be required as well as deployment of approved erosion control best management practices (BMP). With regard to HMAs, all elements of the proposed program would comply with the HMA Ordinance and Hillside Design Guidelines that help preserve and enhance the physical integrity and value of hillsides. Therefore, the proposed program would result in less than significant impacts to geology and soils.

5. Greenhouse Gas Emissions

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in a less than significant impact to greenhouse gas (GHG) emissions (see Appendix B, *Initial Study*, Section 2.8, *Greenhouse Gas Emissions*). The proposed program would not result in significant adverse impacts to greenhouse gas emissions because the development standards of each element would result in minor additions to existing land uses and would result in a net decrease in GHG emissions. With regard to generation of GHG emissions, the motorized equipment used

during construction would comply with CARB regulations for diesel programs relating to mobile source, stationary engines, and portable equipment. Construction related to implementation of the proposed program's technological updates would be short-term, and GHG emissions impacts would 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 with the Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the County's Community Climate Action Plan (CCAP) regional goals for target reductions in GHGs. Rather than causing direct or indirect impacts to regional GHG emissions, the Green Zones Program implements statewide initiatives to that would have an overall reduction in the direct impact of GHG emissions to surrounding land uses produced by industrial sites. A net reduction of GHG emissions during project operation would reduce construction GHG emissions produced over the course of the phasing of the proposed program. With regard to conflict with any plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, rather than conflict with any of these plans, the proposed program would be consistent in achieving their goals. The proposed program component would be consistent with the Climate Change Scoping Plan and the 2020-2045 RTP/SCS goals by addressing harmful air pollutants and protect the communities emitted from industrial facilities. Furthermore, 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 CCAP, and Statewide legislations for target reductions in GHGs. The proposed program would also be consistent with the CCAP 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 in relation to SB 1383, AB 1826, AB 1594, and AB 341. Therefore, the proposed program would result in less than significant impacts to GHG emissions.

6. Mineral Resources

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in no impacts to mineral resources (see Appendix B, *Initial Study*, Section 2.12, *Mineral Resources*). The proposed program would not result in significant adverse impacts to mineral resources because the development standards of each element would result in minor additions to existing land uses, including more restrictive allowance in relation to solid waste and recycling facilities. Some elements of the proposed program fall within Mineral Resource Zone-2 (MRZ-2), which contain active mines, and fall within the mineral resource zones designated on the County General Plan. However, in the case of updated standards for existing industrial uses, the implementation of these measures are consistent with the underlying land uses; therefore the specified development standards would not impair the recovery and use of minerals resource, but would be limited to visual screening of industrial land uses from adjacent sensitive uses. The industrial uses would already exist within any MRZ, mine, or County-designated resource, and therefore the proposed program would not result in the loss of availability of a mineral resource as it would not differ substantially from existing conditions. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions such that the mineral resources would be lost. New development incorporating the development standards of the proposed program would subject to environmental review under CEQA in relation to mineral resources. Therefore, the proposed program would result in no impacts to mineral resources.

7. Population and Housing

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in no impacts to population and housing (see Appendix B, *Initial Study*, Section 2.14, *Population and Housing*). The proposed program would not result in significant adverse impacts to population and housing because, with regard to inducing unplanned population growth, directly or indirectly, the proposed program would not change the pattern of parcels allowable for residential use or development. does not include the development of new homes and would not include the extension of access roads or utilities to new areas that would facilitate development. It would not require new or expanded facilities, increasing the need for employees. Additionally, the Green Zones Program would not include or require the extension of infrastructure into areas not currently served by roads and utilities. Construction activities for implementation of the proposed program would not require temporary housing for the manufacturing facility workers due to the urban context. With regard to displacement of people or housing, there is no affordable housing located or planned for the parcels subject to the new development standards for the proposed program. The proposed program would not require vacating existing residences, as no people reside in the applicable zoning areas. Therefore, the proposed program would result in no impacts to population and housing.

8. Public Services

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in no impacts to public services (see Appendix B, *Initial Study*, Section 2.14, *Public Services*). The proposed program would not result in significant adverse impacts to public services because the proposed program would not include the development of new or physically altered governmental facilities. The development would occur on new or existing industrial, recycling and solid waste, vehicle-related, commercial, or sensitive land uses. While some elements of the proposed program, such as Element 4, Storage Enclosures for Recycling and Solid Waste, would apply to public facilities such as fire stations, sheriff stations, schools, parks, libraries, or other, the development standards and measures would not create capacity or service-level problems nor expand the facilities substantially, given that the development standards of each element would result in minor additions to existing or future public services facilities that would typically involve less than 1 percent of the parcel. The Storage Enclosures for Recycling and Solid Waste Revisions is a requirement to build better enclosures for trash receptacles and would not change the total number of parcels that are authorized for development of most land uses in the unincorporated territory of the County. Additionally, the proposed program would not indirectly increase the demand for these facilities, as the proposed program would not change the underlying land use designation, with the exception of ~~27~~ 28 parcels where the intensity of the allowed industrial land use would be reduced. Rather, Element 4 would require that trash and recycling receptacles at public service facilities be screened from view from adjacent sensitive land uses. Therefore, the proposed program would result in no impacts related to public services.

9. Recreation

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in no impacts to transportation (see Appendix B, *Initial Study*, Section 2.16, *Recreation*). The proposed program would not result in significant adverse impacts to recreation because none of the elements of the proposed program would include the construction or expansion of parks or recreational facilities. The proposed program would not induce growth or concentration of population. The proposed program would not include the development of new homes, businesses, roads, or utilities and would thereby not induce substantial unplanned population growth, directly or indirectly, in the County. The proposed program would entail improvements that would apply to specific industrial, recycling and solid waste, vehicle-related, commercial, or sensitive land uses and would not be expected to result in a significant increase in the number of people, residents, or visitors to existing park facilities that would increase use of existing neighborhood and regional parks or other recreational facilities such that it would contribute to their physical deterioration. With regard to trail connectivity, the implementation of each element's development standards and measures would not differ substantially from existing conditions, such that they would interfere with regional trail connectivity. These development standards would be minimal additions to existing uses and would be made behind property lines, and therefore would not interfere with existing trails nor regional trail connectivity. Therefore, the proposed program would result in no impacts to recreation.

10. Transportation

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in less than significant impacts to transportation (see Appendix B, *Initial Study*, Section 2.17, *Transportation*). The proposed program would not result in significant adverse impacts to transportation because the development standards of each element would result in minor additions to existing land uses. With regard to plans, policies, and regulations addressing circulation, the proposed program would retain existing zoning designations for industrial uses and not impede upon State, regional, and County plans to increase multi-modal transportation access. It would comply with the applicable plans for circulation: California Complete Streets Act (AB 1358), 2020-2045 RTP/SCS, County General Plan, and Los Angeles County Congestion Management Plan. The proposed program elements would not generate a substantial increase in traffic because they would not involve the expansion of the facilities or operations; therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops. Improvements required by these revisions would be interior to the subject property parcels; therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops. With regard to per capita vehicle miles traveled (VMT), although construction activities for implementation of the required improvements would result in a minor increase in transport of construction equipment and on-road equipment to parcels where improvements would be required to be constructed in conjunction with the proposed development standards, such activities would be expected to apply to approximately 2,700 existing industrial land use parcels a year over a 7-year period of time, and less than 1 percent of all ministerial and discretionary permits in the County between 2021 and 2041. Therefore, the required movement of labor and equipment would be insufficient to result in a discernible increase to per capita VMT in the unincorporated territory of the County. Similarly, implementation of the improvements required to be operated and maintained as a result of the development standards in the proposed program largely consist of features such as walls, enclosures, landscaping, and air filtration systems that would be limited to minor routine

maintenance and would not involve an increase in per capita VMT. Landscaped setbacks could require as much as weekly visits for routine maintenance; however, such improvements would apply to very low percentage of parcels in the unincorporated territory of the County and would be insufficient to result in a discernible increase to per capita VMT. The proposed program would result in no impacts regarding population growth or displacement. The proposed program would require improvements to specified land uses, but would not change the underlying pattern of general plan land use designations or zoning designations; therefore, the Green Zones Program would not introduce or facilitate development beyond that contemplated in the County General Plan, and would not increase per capita VMT. Where a new land use subject to the Green Zones Program is proposed, the new development project would be required to undergo CEQA evaluation of the specific project, including VMT analysis. With regard to road design, the Green Zones Program proposes additional standards that are designed improve circulation safety for vehicles, bicyclists, and pedestrians in the program area, such as on-site vehicle circulation, loading and unloading in rear or side of structures, reduction in potential parking overflow onto public streets, preserving required existing parking spaces and associated maneuvering areas, and maintaining the required line of sight for safe pedestrian and vehicular movement. Improvements required by the Green Zones Program would be interior to the subject property parcels; therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops. The proposed program would not facilitate or cause changes to the design of existing roads. With regard to emergency access, as the Green Zones Program would not result in changes to any existing roadways, and development standards would be placed behind property lines outside of public rights-of-way, so there would be no effect on emergency access. Additionally, as stated in Section 2.20, *Wildfire*, of the Initial Study, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, the proposed program would result in less than significant impacts to transportation.

11. Wildfire

Consistent with Appendix G of the CEQA Guidelines and the County's Initial Study Checklist, the analysis concluded that the proposed program would result in a less than significant impact to wildfire (see Appendix B, *Initial Study*, Section 2.20, *Wildfire*). The proposed program would not result in significant adverse impacts to wildfire because the development standards of each element would result in minor additions to existing land uses. The implementation of these development standards and measures would not differ substantially from existing conditions such that they would result in any impacts by increasing wildfire risk or hindering emergency response because the proposed improvements are not located in or near State Responsibility Areas (SRAs) or classified as Very High Fire Hazard Severity Zones (VHFHSZs) or classified as other levels of Fire Hazard Severity Zones (FHSZs). Improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. In addition, the existing development standards for fire and existing building code would apply. 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. Emergency response and evacuation routes are already in place throughout the County where current Fire Department services already provide as fire, safety and emergency medical services to all the unincorporated areas. The Operational Area Emergency Response Plan (OAERP) strengthens short and long-term emergency response and recovery capability and identifies emergency procedures and emergency management routes in the County. The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in the County would facilitate the evacuation process during a wildfire. The measures such as construction of solid walls and planting trees would comply with enclosure standards including site setback, maintenance and operation standards, access and vehicle circulation standards, in addition to County fire and building codes and standards for fire prevention that would avoid rather than expose people to pollutants. The development standards would not exacerbate fire risk. In addition to the County General Plan, fire prevention regulations per the County Fire Department, Public Works, and Building and Safety would 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. 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). Therefore, the proposed program would result in less than significant impacts to wildfire.

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SECTION IX

ACRONYMS, ABBREVIATIONS, AND DEFINITIONS

Acronyms and Abbreviations

µmhos/cm	micromhos per centimeter
1,2,3-TCP	1,2,3-trichloropropane
AB	Assembly Bill
ACHP	Advisory Council on Historic Preservation
afy	acre-foot per year
<u>AHMP</u>	<u>All-Hazard Mitigation Plan</u>
ALUC	Los Angeles County Airport Land Use Commission
ALUCP	Airport Land Use Commission Plan
APCD	Air Pollution Control District
AQMP	Air Quality Management Plan
ARA	Agricultural Resource Area
ASBS	Areas of Special Biological Significance
BAAQMD	Bay Area Air Quality Management District
BACT	best available control technology
BGEPA	Bald and Golden Eagle Protection Act
BMPs	best management practices
Board	County Board of Supervisors
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
Cal ARP	California Accidental Release Prevention Program
Cal OES	California Governor's Office of Emergency Services
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
<u>CAL FIRE</u>	<u>California Department of Forestry and Fire Protection</u>
CALGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
CalSites	Site Mitigation and Brownfields Reuse Program Database
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CBOs	community-based organizations
CCAP	Community Climate Action Plan
CCR	California Code of Regulations
CDAAs	California Disaster Assistance Act

CDFW	California Department of Fish and Wildlife
CDP	Coastal Development Permit
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CGP	Construction General Permit
CGS	California Geological Survey
CH ₄	methane
CHP	California Highway Patrol
CHRIS	California Historical Resource Inventory System
C-MJ	Major Commercial Zone
CNDDDB	California Natural Diversity Database
CNEL	community noise exposure level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
County General Plan	Los Angeles County General Plan 2035
County Register	Los Angeles County Register of Landmarks and Historic Districts
County	County of Los Angeles
C-R	Commercial Recreation Zone
CRA	Community Redevelopment Agency
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Ranks
C-RU	Rural Commercial Zone
CSMD	Consolidated Sewer Maintenance District
CUP	conditional use permit
CUPA	Certified Unified Program Agency
CVP	federal Central Valley Project
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibels
DDW	Division of Drinking Water
DHS	U.S. Department of Homeland Security
DMA	Disaster Mitigation Act
DOT	United States Department of Transportation
DPH	California Department of Public Health
Draft PEIR	Draft Programmatic Environmental Impact Report
DRP	County of Los Angeles Department of Regional Planning

DSOS	California Division of Safety of Dams
DTSC	California Department of Toxic Substances Control
DWR	Department of Water Resources
EEP	Energy Efficiency Plan
EJ	environmental justice
EJSM	Environmental Justice Screening Method
EO	Executive Order
EPA	U.S. Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
ESA	Endangered Species Act
ESCP	Erosion and Sediment Control Plan
EWMPs	Enhanced Watershed Management Programs
FAA	Federal Aviation Administration
FAR	floor area ratio
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FRA	Federal Responsibility Area
ft ²	square feet
FTA	U.S. Department of Transportation Federal Transit Administration
GHG	greenhouse gases
GIS	geographic information system
GLAC	Greater Los Angeles County
GMED	Geotechnical and Materials Engineering Division
gpm	gallons per minute
Green Zones Program	Los Angeles County Green Zones Program
GSA	Groundwater Sustainability Agencies
GSP	Groundwater Sustainability Plan
GWH	gigawatt-hours
H&SC	California Health and Safety Code
H ₂ S	hydrogen sulfide
HAP	hazardous air pollutant
HCP	Habitat Conservation Plan
HEC-6	one dimensional movable boundary open channel flow and sediment
HEC-RAS	Hydrologic Engineering Center River Analysis System
HIA	Health Impact Assessment

HMA	Hillside Management Area
HMTA	Hazardous Materials Transportation Act
HUD	U.S. Department of Housing and Urban Development
HVAC	heating, ventilating, and air-conditioning
IH	Heavy Industrial
IL	Light Industrial
IPaC	Information for Planning and Consultation
IRWM	Integrated Regional Water Management
LACFCD	Los Angeles County Flood Control District
LACFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sanitation Districts
LARWQCB	Los Angeles Regional Water Quality Control Board
LAX	Los Angeles International Airport
LCP	Local Coastal Programs
L _{dn}	day-night average sound level
LEED	Leadership in Energy and Environmental Design
L _{eq}	equivalent sound level
LID	low impact development
L _{max}	maximum sound level
LRA	Local Responsibility Area
LST	localized significance threshold
LTS	less than significant
LU	land use
m ²	square meters
MACT	maximum achievable control technology
MATES	multiple air toxic exposure
MBTA	Migratory Bird Treaty Act
MCL	maximum contaminant level
MCI	maximum contaminant level
MCUP	master conditional use permit
MDAB	Mojave Desert Air Basin
MEP	maximum extent practicable
MFR	Materials Recovery Facility
mg/L	milligrams per liter
mgd	million gallons per day
MICR	maximum individual cancer risk
MRF	materials recovery facility
MRLF	Mesquite Regional Landfill

MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
MT	metric tons
MWD	Metropolitan Water District of Southern California
MWELO	Model Water Efficient Landscape Ordinance
MXD	Mixed-Use Development Zone
MXD-RU	Rural Mixed-Use Development Zone
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Plan
NCP	National Contingency Plan
NDMA	N-nitrosodimethylamine
NEPA	National Environmental Policy Act
NESHAPS	National Emission Standards for Hazardous Air Pollutants
NFIP	National Flood Insurance Program
NFRAP	No Further Remedial Action Planned
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
NO	nitrous oxide
NO ₂	nitrogen dioxide
NOP	Notice of Preparation
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPDWRs	National Primary Drinking Water Regulations
NPS	National Park Service
NRF	National Response Framework
NRHP	National Register of Historic Places
NSPS	New Source Performance Standards
OAERP	Operational Area Emergency Response Plan
OHP	California Office of Historic Preservation
ONAC	Office of Noise Abatement and Control
OPR	California Office of Planning and Research
OSHA	Occupational Safety and Health Act
OWTS	Onsite Wastewater Treatment Systems
PACE	Property Assessed Clean Energy
Pb	lead
PCE	perchloroethylene

PEIR	Programmatic Environmental Impact Report
PM ₁₀	Respirable particulate matter
PM _{2.5}	Fine particulate matter
PMF	Probable Maximum Flood
PMP	Probable Maximum Precipitation
ppb	parts per billion
PPD-8	Presidential Policy Directive 8: National Preparedness
PPV	peak particle velocity
PRC	Public Resources Code
PRPs	potentially responsible parties
PTC	Permit to Construct
PTE	potential to emit
PTO	Permit to Operate
Public Works	Los Angeles County Department of Public Works
RCP	reinforced concrete piping
RCRA	Resource Conservation and Recovery Act
RCRIS or RCRAInfo	Resource Conservation and Recovery Act Information System
RMPP	California Risk Management and Prevention Program
ROG	reactive organic gases
RPS	renewable portfolio standard
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SAMS	Sediment Assessment and Monitoring Sheet
SARA	Superfund Amendment and Reauthorization
SB	Senate Bill
SBA	U.S. Small Business Administration
SCAB	Southern California Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SDWA	Safe Drinking Water Act
SEA	Significant Ecological Area
SEATAC	Significant Ecological Areas Technical Advisory Committee
SERAs	Sensitive Environmental Resource Areas
SGMA	California Sustainable Groundwater Management Act
SHL	California Historical Landmarks
SHMP	State Hazard Mitigation Plan
SHPI	California Points of Historical Interest

SHPO	State Historic Preservation Officer
SHRC	State Historical Resources Commission
SIP	state implementation plan
SJVAPCD	San Joaquin Valley Air Pollution Control District
SO2	Sulfur Dioxide
SPCC	spill prevention control and countermeasure plan
SPR	site plan review
SRA	State Responsibility Area
SSC	species of special concern
SUSMP	Standard Urban Stormwater Mitigation Plan
SWP	State Water Project
SWPPP	Stormwater Pollution Prevention Plan
SWQDV	Stormwater Quality Design Volume
SWRCB	State Water Resources Control Board
TACs	toxic air contaminants
TCE	trichloroethylene
Title 22	County Municipal Zoning Code
TMDL	Total Maximum Daily Load
Unified Program	Unified Hazardous Waste and Hazardous Materials Management Regulatory Program
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USFS	U.S. Forest Service
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
UWMP	Urban Water Management Plan
VdB	vibration decibels
VHFHSZ	Very High Fire Hazard Severity Zone
VMP	Vegetation Management Program
VMT	vehicle miles traveled
VOC	volatile organic compounds
WEAP	Worker Environmental Awareness Program
WUI	Wildland-Urban Interface

Definitions

Air Quality

Ozone (O₃): Ozone is a secondary pollutant formed by the chemical reaction of volatile organic compounds and nitrogen oxides (NO_x) under favorable meteorological conditions such as high temperature and stagnation episodes. An elevated level of ozone irritates the lungs and breathing passages, causing coughing and pain in the chest and throat, thereby increasing susceptibility to respiratory infections and reducing the ability to exercise. Effects are more severe in people with asthma and other respiratory ailments. Long-term exposure may lead to scarring of lung tissue and may lower the lung efficiency.

Volatile Organic Compounds (VOCs): These are compounds comprised primarily of atoms of hydrogen and carbon. Internal combustion associated with motor vehicle usage is the major source of hydrocarbons, as are architectural coatings. Emissions of VOCs themselves are not “criteria” pollutants; however, they contribute to formation of O₃ and are regulated as O₃ precursor emissions.

Nitrogen Dioxide (NO₂): Nitrogen dioxide is a reddish-brown, reactive gas that is formed in the ambient air through the oxidation of nitric oxide (NO). The principal form of NO₂ produced by combustion is NO, but NO reacts quickly to form NO₂, creating the mixture of NO and NO₂ referred to as nitrogen oxides (NO_x). Major sources of NO_x include power plants, large industrial facilities, and motor vehicles. Emissions of NO_x can potentially irritate the nose and throat and may increase susceptibility to respiratory infections, especially in people with asthma. According to the California Air Resources Control Board (CARB), NO₂ is an oxidizing gas capable of damaging cells lining the respiratory tract. Exposure to NO₂ along with other traffic-related pollutants, is associated with respiratory symptoms, episodes of respiratory illness and impaired lung functioning. Studies in animals have reported biochemical, structural, and cellular changes in the lung when exposed to NO₂ above the level of the current state air quality standard. Clinical studies of human subjects suggest that NO₂ exposure to levels near the current standard may worsen the effect of allergens in allergic asthmatics, especially in children.

Carbon Monoxide (CO): Carbon monoxide is primarily emitted from combustion processes and motor vehicles due to incomplete combustion of fuel. Elevated concentrations of CO weaken the heart's contractions and lower the amount of oxygen carried by the blood. It is especially dangerous for people with chronic heart disease. Inhalation of CO can cause nausea, dizziness, and headaches at moderate concentrations and can be fatal at high concentrations.

Sulfur Dioxide (SO₂): Major sources of SO₂ include power plants, large industrial facilities, diesel vehicles, and oil-burning residential heaters. Emissions of sulfur dioxide aggravate lung diseases, especially bronchitis. It also constricts the breathing passages, especially in asthmatics and people involved in moderate to heavy exercise. Sulfur dioxide potentially causes wheezing, shortness of breath, and coughing. High levels of particulates appear to worsen the effect of sulfur dioxide, and long-term exposures to both pollutants leads to higher rates of respiratory illness.

Particulate Matter (PM₁₀ and PM_{2.5}): The human body naturally prevents the entry of larger particles into the body. However, small particles including fugitive dust, with an aerodynamic diameter equal to or less than 10 microns (PM₁₀) and even smaller particles with an aerodynamic diameter equal to or less than 2.5 microns (PM_{2.5}), can enter the body and are trapped in the nose, throat, and upper respiratory tract. These small particulates could potentially aggravate existing heart and lung diseases, change the body's defenses against inhaled materials, and damage lung tissue. The elderly, children, and those with chronic lung or heart disease are most sensitive to PM₁₀ and PM_{2.5}. Lung impairment can persist for 2 to 3 weeks after exposure to high levels of particulate matter. Some types of particulates could become toxic after inhalation due to the presence of certain chemicals and their reaction with internal body fluids.

Lead (Pb): Lead is emitted from industrial facilities and from the sanding or removal of old lead-based paint. Smelting or processing the metal is the primary source of lead emissions, which is primarily a regional pollutant. Lead affects the brain and other parts of the body's nervous system. Exposure to lead in very young children impairs the development of the nervous system, kidneys, and blood forming processes in the body.

Biological Resources

Critical Habitat: A designated area defined by the United States Fish and Wildlife Services (USFWS) as being important for the survival of species listed pursuant to the federal ESA. The USFWS evaluates the collection of the environmental conditions

(i.e., plant communities, range, elevation, food source, etc.) essential to the continued conservation and preservation of each species listed as federally threatened and endangered.

Federally Designated Sensitive Species: Species that are not listed by the federal government as endangered, threatened, or candidate species but are categorized by the federal government as a federal species of concern. Federal species of concern is a term-of-art that describes a taxon (organism or group of organisms) whose conservation status may be of concern to the USFWS but does not have official status. In addition, federally designated sensitive species include those that are designated as such by the Bureau of Land Management (BLM) and U.S. Forest Service (USFS) on lands that fall under their jurisdiction.

Federally Listed Species: Species provided with special legal protection under the federal ESA. A federally listed endangered species is a species that is in danger of extinction throughout all or a significant portion of its range. A federally threatened species is one likely to become endangered in the absence of special protection or management efforts provided by the listing. A candidate species is one that is proposed by the federal government for listing as endangered or threatened.

Federal Wetlands: Defined by the U.S. Army Corps of Engineers (USACOE) and the U.S. Environmental Protection Agency (EPA) as: “Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”¹

Habitat Conservation Plans (HCPs): Required by the USFWS as part of an application for an “incidental take” permit for species listed pursuant to the federal ESA. HCPs describe the anticipated effects of the proposed taking, how the impacts will be minimized and mitigated, and how the HCP is to be funded.

Locally Important Species: Species that are not monitored by the resource agencies, but monitored by private organizations or local municipal governments. For the purposes of this EIR, locally important species include those plant species recognized by the California Native Plant Society (CNPS), a private organization dedicated to the conservation of native plants, as well as those recognized by the Audubon Society.

Natural Community Conservation Plan (NCCP): 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.

Nursery Site: Considered habitat in which native wildlife may establish nests, maternity roosts, dens, or otherwise engage in breeding and/or the rearing of offspring.

Sensitive Plant Community: A native plant community listed on CDFW Natural Communities List as being rare within California or threatened by human actions.

Special Status Species: Species that have been afforded special recognition by federal, state, and/or local resource agencies or jurisdictions, or recognized resource conservation organizations. Special status wildlife species include those that are federally or state-listed as endangered, threatened, or candidate species pursuant to the federal ESA, the California ESA, or other regulations enforced by a federal or state agency; or those species considered by the scientific community to be rare. For this purposes of this analysis, special status species include listed, sensitive, and locally important species.

Species of Special Concern (SSC): Species, subspecies, or distinct population of an animal (bird, mammal, fish, reptile, and amphibian) native to California that currently satisfies one or more of the following criteria: (a) is extirpated from the state or, in the case of birds, in its primary seasonal or breeding role; (b) is listed as federally-, but not state-, threatened or endangered; (c) meets the state definition of threatened or endangered but has not formally been listed; (d) is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for state threatened or endangered status; (e) has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for state threatened or endangered status.

State-designated Sensitive Species: Species that are not listed by the state government as endangered, threatened, or candidate species but are categorized by the state as a species of special concern or fully protected species. A California species of special concern is defined by the California Department of Fish and Wildlife (CDFW) as being a wildlife species that has declining population levels, a limited range, and/or continuing threats that have made it vulnerable to extinction.

¹ U.S. Army Corps of Engineers. 1987. Corps of Engineers Wetland Delineation Manual. Vicksburg, MS.

State-Listed Species: Species provided special legal protection under the California ESA. A state-listed endangered species is a species that is in danger of extinction throughout all or a significant portion of its range. A state-listed threatened species is one likely to become endangered in the absence of special protection or management efforts provided by the listing. A candidate species is one that is proposed by the federal or state government for listing as endangered or threatened.

State Wetlands/Streams: Defined by the California Fish and Game Code. A *stream* is defined as a body of water that flows at least periodically, or intermittently, through a bed or channel having banks and supporting fish or other aquatic life. *Wetlands* are defined as areas having riparian vegetation, without regard to wetland vegetation, soils, or hydrology.

Waters of the United States: Surface waters such as navigable waters and their tributaries, all interstate waters and their tributaries, natural lakes, all wetlands adjacent to other waters, and all impoundments of these waters. On April 21, 2014, the U.S. EPA proposed to refine the definition of waters of the United States to include all tributaries of traditional navigable waters, interstate waters, territorial seas, and impoundments of such tributaries; wetlands adjacent to the foregoing; and waters other than wetlands that are adjacent to other jurisdictional waters.

Wildlife Movement Corridors: Characterized as areas of habitat that are used by wildlife for the purpose of moving between locations.

Cultural Resources

Archaeological site: Defined by the National Register of Historic Places (NRHP) as the place or places where the remnants of a past culture survive in a physical context that allows for the interpretation of these remains. Archaeological remains usually take the form of artifacts (e.g., fragments of tools, vestiges of utilitarian, or non-utilitarian objects), features (e.g., remnants of walls, cooking hearths, or midden deposits), and ecological evidence (e.g., pollen remaining from plants that were in the area when the activities occurred). The Office of Historic Preservation (OHP) defines an archaeological “site” as consisting of three or more related resources discovered in one locality. In the event of archaeological discovery, the resources are collected, documented, and curated at an educational institution, such as a school or a museum. These can include prehistoric (pre-European contact), historic (post-contact), or combination thereof.

Historical Resource: Defined by CEQA as any object, building, structure, site (including archaeological sites), area, place, record, or manuscript that is listed in, or is eligible for listing in, the California Register of Historical Resources (CRHR); officially designated or recognized as historically significant by a local government pursuant to a local initiative or resolution; or identified as significant in a historic resource survey conducted in accordance with the requirements of the CRHR statute (PRC Section 5024.1(g)). Properties listed in, or determined eligible for listing in, the NRHP are automatically listed in the CRHR and are therefore historical resources under CEQA.

Historic Property: Defined by Section 106 as any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an “Indian” (Native American) tribe or Native Hawaiian organization and that meet the National Register criteria.

Prehistoric Period: The era prior to AD 1769. The later part of the prehistoric period (post-AD 1542) is also characterized as the protohistoric period in some areas, which marks a transitional period during which native populations began to be influenced by European presence resulting in gradual changes to their lifeways.

Secretary of the Interior’ Standards and Guidelines: The **Standards** are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The **Guidelines** offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property. The **Standards** and **Guidelines** can be applied to historic properties of all types, materials, construction, sizes, and use. They include both the exterior and the interior and extend to a property’s landscape features, site, environment, as well as related new construction. Federal agencies use the **Standards** and **Guidelines** in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal rehabilitation proposals. Historic district and planning commissions across the country use the **Standards** and **Guidelines** to guide their design review processes. The **Standards** offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction with Guidelines for each. The **Standards for the**

Treatment of Historic Properties are regulatory for all grant-in-aid projects assisted through the national Historic Preservation Fund. The **Standards for Rehabilitation**, codified in 36 CFR 67, are regulatory for the review of rehabilitation work in the Historic Preservation Tax Incentives program. The **Guidelines** are advisory, not regulatory.

Unique Archaeological Resource: Pursuant to Section 21083.2 of the PRC, a unique archaeological resource includes artifacts or sites that meet any one or all of the following criteria:

- It has made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
- It is associated with the lives of persons important to California's past;
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; and/or
- It has yielded, or may be likely to yield, information important to the prehistory or history of California.

Hazards and Hazardous Materials

Acutely Hazardous: Waste that contains such dangerous chemicals that it could pose a threat to human health and the environment even when properly managed.²

Hazard: An event or physical condition that has the potential to cause fatalities, injuries, property damage, infrastructure damage, agricultural loss, damage to the environment, interruption of business, or other types of harm or loss.³

Hazardous: Capable of posing an unreasonable risk to health, safety, or the environment; capable of causing harm.⁴

Hazardous Waste: Hazardous wastes are by-products of society that can pose a substantial or potential risk or hazard to human health or the environment when improperly managed. Hazardous wastes possess at least one of four characteristics: ignitability, corrosivity, reactivity, or toxicity. In addition, this analysis considers those materials classified as hazardous material on lists maintained by the EPA.⁵

Risk: The estimated impact that a hazard would have on people, services, facilities, and structures in a community; the likelihood of a hazard event resulting in an adverse condition that causes injury or damage.

Hydrology and Water Quality

Best Management Practices (BMPs): A BMP is defined by the Stormwater Quality Task Force as any program, technology, process, siting criteria, operating method, measure, or device that controls, prevents, removes, or reduces storm water pollution. Generally, BMPs focus on water quality problems caused by increased impervious surfaces from land development. BMPs are designed to reduce stormwater volume, peak flows, and/or nonpoint source pollution through evapotranspiration, infiltration, detention, and filtration or biological and chemical actions.

A **County Floodway** is the narrower portion of the County Floodplain where floodwaters during the Capital Flood are deepest and fastest moving and where development is most restricted pursuant to County ordinances. The limits of a County Floodway are determined by calculating the point where the velocity of Capital Flood flows is 10 feet per second or the water surface elevation is 1 foot above the Capital Flood water surface elevation. The first of either criterion reached determines the County Floodway width. Where the flow velocity in the County Floodplain exceeds 10 feet per second for the entire width of the floodplain, the County Floodway boundaries are the same as the County Floodplain boundaries. A County Floodway must remain free of obstruction and construction unless engineering analysis demonstrates that the obstruction/construction will not result in any increase in the Capital Flood water surface elevation and a flow velocity of no greater than 10 feet per second.

² U.S. Environmental Protection Agency. September 2005. Introductoin to Hazardous Waste Identification. <https://www.epa.gov/sites/production/files/2015-09/documents/hwid05.pdf>

³ Wayne Blanchard, Ph.D., CEM. 22 January 2008. Guide to Emergency Management and Related Terms, Definitions, Concepts, Acronyms, Organizations, Programs, Guidance and Legislation: A Tutorial on Emergency Management, Broadly Defined, Past, Present, and Future.

⁴ Blanchard, Wayne, Ph.D., CEM. 22 January 2008. Guide to Emergency Management and Related Terms, Definitions, Concepts, Acronyms, Organizations, Programs, Guidance and Legislation: A Tutorial on Emergency Management, Broadly Defined, Past, Present, and Future.

⁵ Title 40, Code of Federal Regulations (CFR), Chapter 1, Part 261.

Development in a County Floodway is generally restricted to uses that do not interrupt or significantly speed the natural flow of the water (tennis courts (within reason), swimming pools, stilts, etc.). County Code Section 11.60.020 identifies Floodways, Water Surface Elevations, and Areas of Special Flood Hazard. County Floodway Map Nos. 43-ML26.1, 43-ML27.1, and 43-ML28 are identified in County Code Section 11.60.020. Additionally, County Floodways are shown in Appendix G of the County's Comprehensive Floodplain Management Plan.

A **County Flood Fringe** is the area outside of the County Floodway but still within the County Floodplain. This area can be completely utilized for construction and/or fill, provided the finished floors of new structures, including their basements, lie above the anticipated Capital Flood water surface level.

Ephemeral Drainages: An ephemeral stream has flowing water only during, and for a short duration after, precipitation events in a typical year. Ephemeral stream beds are located above the water table year-round. Groundwater is not a source of water for the stream. Runoff from rainfall is the primary source of water for stream flow.

FEMA Flood Zone Designations: Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area. These zones can be categorized as: Moderate to Low Risk Areas, High Risk Areas, High Risk Coastal Areas, and Undetermined Risk Areas.

Floodplain: The lowlands adjoining natural watercourses which will be inundated during the Capital Flood. The County Floodplain is the area that will be flooded to varying depths in a Capital Flood. Any portion of the floodplain may be subject to damaging flows or water depths. The floodplain is composed of two parts: the floodway and the flood fringe.

Floodplain Hazard: Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.

Hydrologic Unit Code (HUC): The United States is divided and sub-divided into successively smaller hydrologic units which are classified into four levels: regions, sub-regions, accounting units, and cataloging units. The hydrologic units are arranged or nested within each other, from the largest geographic area (regions) to the smallest geographic area (cataloging units). Each hydrologic unit is identified by a unique hydrologic unit code (HUC) consisting of two to eight digits based on the four levels of classification in the hydrologic unit system.

1. The first level of classification divides the Nation into 21 major geographic areas, or regions. These geographic areas contain either the drainage area of a major river, such as the Missouri region, or the combined drainage areas of a series of rivers, such as the Texas-Gulf region.
2. The second level of classification divides the 21 regions into 221 subregions. A subregion includes the area drained by a river system, a reach of a river and its tributaries in that reach, a closed basin(s), or a group of streams forming a coastal drainage area.
3. The third level of classification subdivides many of the subregions into accounting units. These 378 hydrologic accounting units are nested within, or can be equivalent to the subregions.
4. The fourth level of classification is the cataloging unit, the smallest element in the hierarchy of hydrologic units. A cataloging unit is a geographic area representing part of all of a surface drainage basin, a combination of drainage basins, or a distinct hydrologic feature. There are 2264 Cataloging Units in the Nation.

Impaired Waters: Under section 303(d) of the Clean Water Act, states, territories, and authorized tribes are required to develop lists of impaired waters. These are waters that are too polluted or otherwise degraded to meet the water quality standards set by states, territories, or authorized tribes. The law requires that these jurisdictions establish priority rankings for waters on the lists and develop Total Maximum Daily Loads for these waters.

Los Angeles County Capital Flood (Qcap): is the flooding produced by a 50-year frequency rainfall falling on a saturated watershed under burned watershed conditions, where portions of the watershed are subject to burn. The County's hydrologic method for determining its Capital Flood flow also takes into account possible future land uses consistent with the zoning in and land use designation in the County General Plan.

Low Impact Development (LID): As defined by the U.S. EPA, the term low impact development (LID) refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat.⁶ EPA currently uses the term green infrastructure to refer to the management of wet weather flows using these processes, and to refer to the patchwork of natural areas that provide habitat, flood protection, cleaner air and cleaner water. At both the site and regional scale, LID and green infrastructure practices aim to preserve, restore and create green space using soils, vegetation, and rainwater harvest techniques. LID is an approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Applied on a broad scale, LID can maintain or restore a watershed's hydrologic and ecological functions.

Mudflow: Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

Non-Point Source Runoff: Runoff that occurs on surfaces before reaching a channel is also called a nonpoint source. If a nonpoint source contains man-made contaminants, the runoff is called nonpoint source pollution. A land area which produces runoff that drains to a common point is called a drainage basin. When runoff flows along the ground, it can pick up soil contaminants including, but not limited to, petroleum, pesticides, or fertilizers that become discharge or nonpoint source pollution.

Perennial Stream: A perennial stream has flowing water year-round during a typical year. The water table is located above the stream bed for most of the year. Groundwater is the primary source of water for stream flow. Runoff from rainfall is a supplemental source of water for stream flow.

Runoff: Runoff is the water flow that occurs when the soil is infiltrated to full capacity and excess water from rain, meltwater, or other sources flows over the land. This is a major component of the water cycle, and the primary agent in water erosion. In addition to causing water erosion and pollution, surface runoff in urban areas is a primary cause of urban flooding, which can result in property damage, damp and mold in basements, and street flooding.

Regional Water Quality Control Board: As a result of the Porter-Cologne Act, nine RWQCBs were established that exercise rulemaking and regulatory activities by basin. Each RWQCB conducts a broad range of activities to protect ground and surface water resources within their respective jurisdictions.

Region 3—Central Coast RWQCB. The Central Coast RWQCB jurisdiction includes Santa Clara (south of Morgan Hill), San Mateo (southern portion), Santa Cruz, San Benito, Monterey, Kern (small portions), San Luis Obispo, Santa Barbara, Ventura (northern portion) counties.

Region 4—Los Angeles RWQCB. The Los Angeles RWQCB jurisdiction includes the coastal watersheds of Los Angeles and Ventura Counties, along with very small portions of Kern and Santa Barbara Counties.

Region 6—Lahontan RWQCB. The jurisdiction of the Lahontan RWQCB extends from the Oregon border to the northern Mojave Desert and includes all of California east of the Sierra Nevada crest, including San Bernardino County and northeastern Los Angeles County.

Tsunami: A tsunami hazard zone is a place that has risk to be flooded due to a tsunami (which is when you get a series of very large waves that continue to build in height as they travel towards shore that are caused by seismic events in the ocean, like earthquakes or undersea volcanic eruptions).

⁶ United States Environmental Protection Agency. Accessed October 16, 2020. *Urban Runoff: Low Impact Development*. Available at: <https://www.epa.gov/nps/urban-runoff-low-impact-development>

Seiche Zone: A seiche is when an enclosed or partially enclosed body of water like a lake experiences oscillations in the water level and standing waves usually due to changes in atmospheric pressure, wind, or a small earthquake. It is like what happens when you slosh water back and forth in a bathtub but on a much larger scale. Strong winds can push water across a lake, so that the elevation of the water is different at each end of the lake. To try to reach equilibrium again, the lake water sloshes back and forth across the lake, creating large standing waves due to the combination of waves moving in the opposite directions, and flooding at the shores as the water comes in and recedes out. A Seiche Zone therefore is an area that has potential for flooding due to these seiche events. For the baseline data, GIS again is usually contacted as they have access to that location. Depending on where your project is located, some municipalities may also have designated seiche runup zones in their General Plan Safety Element.

Land Use and Planning

Hillside Management Areas (HMAs): Areas with 25 percent or greater natural slopes. The Hillside Design Guidelines are required for development in HMAs, unless exempted under the Ordinance's provisions. In hillside areas with less than 25 percent slope, use of the Guidelines is optional but encouraged.⁷ The Guidelines include specific and measurable design techniques that can be applied to residential, commercial, industrial, and other types of projects. Some design techniques may be more appropriate or feasible than others, depending on the type of project, location, size, complexity, site constraints, and other design techniques incorporated into the project.

Land Use Designation: A land use classification with associated land use or management policies. Land use designations are applied to specific areas through the county land use planning processes and culminate in the adoption of a land use element to the General Plan. Some land use designations have been established through legislation (e.g., National Forest), while other designations such as SEAs have been established through policy or planning processes.

Ordinance: A law set forth by a governmental authority; a municipal regulation.

Significant Ecological Areas (SEAs): Officially designated areas within Los Angeles County with irreplaceable biological resources.⁸ The County's SEA Program objective is to conserve genetic and physical diversity within the County by designating biological resource areas that are capable of sustaining themselves into the future.

Zoning Designation: The regulation of the use of real property by local government, which restricts a particular territory to residential, commercial, industrial, or other uses. The local governing body considers the character of the property as well as its fitness for particular uses. It must enact the regulations in accordance with a well-considered and comprehensive plan intended to avoid arbitrary exercise of government power. A comprehensive plan is a general design to control the use of properties in the entire municipality, or at least in a large portion of it. Individual pieces of property should not be singled out for special treatment. For example, one or two lots may not be placed in a separate zone and subjected to restrictions that do not apply to similar adjoining lands.

Noise

Ambient Noise: The level of the total noise in an area.

CNEL: The Community Noise Equivalent Level (CNEL) is the average sound level over a 24-hour period, with a penalty of 5 decibels (dB) added between the hours of 7:00 p.m. and 10:00 p.m., and a penalty of 10 dB added for the nighttime hours between 10:00 p.m. and 7:00 a.m. These increases account for reduced ambient noise levels during these time periods and increased human sensitivity to noise during the quieter periods of the day.

dBA: A-weighted decibels (dBA) are an expression of the relative loudness of sounds in air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced compared with unweighted decibels, in which no correction is made for audio frequency.

⁷ Los Angeles County Department of Regional Planning. Effective November 5, 2015. Hillside Management Area (HMA) Ordinance. Available at: <http://planning.lacounty.gov/hma>

⁸ Los Angeles County Department of Regional Planning. Update effective January 16, 2020. Significant Ecological Areas Program. Available at: <http://planning.lacounty.gov/site/sea/maps/>

Leq: The equivalent-continuous sound (Leq) is the level of a constant sound, expressed in decibels (dB), which in a given time period ($T = T_2 - T_1$) has the same energy as a time varying sound.

Point Source: A single identifiable, localized source of noise.

Sensitive Receptors: These include, but are not limited to, hospitals, schools, daycare facilities, playgrounds, long-term health care facilities, elderly housing and convalescent facilities. These are areas where the occupants are more susceptible to noise impacts.

Tribal Cultural Resources

Cultural Landscape: The National Park Service defines a cultural landscape as a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.⁹

Tribal Cultural Resource: Tribal cultural resources are defined in PRC §21074 as sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources, or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant. A cultural landscape that meets these criteria is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape. A historical resource described in PRC §21084.1, a unique archaeological resource as defined in subdivision (g) of PRC §21083.2, or a “nonunique archaeological resource” as defined in subdivision (h) of §21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Utilities and Service Systems

Lahontan Regional Water Quality Control Board: The jurisdiction of the Lahontan Regional Water Quality Control Board (RWQCB) extends from the Oregon border to the northern Mojave Desert and includes all of California east of the Sierra Nevada crest. The name of the Region is derived from prehistoric Lake Lahontan, which once covered much of the State of Nevada. Most of the waters of the North Lahontan Basin drain into closed basins which were previously part of Lake Lahontan. Waters of the South Lahontan Basin also drain into closed basin remnants of prehistoric lakes. The Lahontan RWQCB is responsible for implementing the Water Quality Control Plan for the Lahontan Region.

Los Angeles Regional Water Quality Control Board: The Los Angeles RWQCB is one of nine statewide regional boards. The Los Angeles RWQCB protects ground and surface water quality in the Los Angeles Region, including the coastal watersheds of Los Angeles and Ventura Counties, along with very small portions of Kern and Santa Barbara Counties. The Los Angeles RWQCB is responsible for implementing the Water Quality Control Plan for the Los Angeles Region.

Non-hazardous Municipal Solid Waste: More commonly known as trash or garbage—consists of everyday items that are used and then thrown away, such as product packaging, grass clippings, furniture, clothing, bottles, food scraps, newspapers, appliances, paint, and batteries. This comes from homes, schools, hospitals, and businesses.¹⁰

Septic Tank: An underground vessel for treating wastewater from a single dwelling or building by a combination of settling and anaerobic digestion. Effluent is usually disposed of through a dispersal system which consists of one or a combination of leach fields, seepage pits, and/or subsurface drip dispersal system. Settled solids in septic tank are pumped out periodically and hauled to a treatment facility for disposal.¹¹ A septic system is an onsite (or decentralized) wastewater treatment system.

⁹ U.S. Department of the Interior, National Park Service. Accessed October 16, 2020. *Preservation Briefs*. 36: Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/36-cultural-landscapes.htm>

¹⁰ U.S. Environmental Protection Agency. n.d. Wastes – Non-Hazardous Waste – Municipal Solid Waste. <http://www.epa.gov/waste/nonhaz/municipal/>

¹¹ California Association of Sanitation Agencies. n.d. Definition of Terms – S. <http://www.casaweb.org/definition-of-terms/s>

Storm Water and Stormwater: In layman's terms, stormwater is defined as an abnormal amount of surface water due to a heavy rain or snowstorm. The term *storm water* is used when employed by the cited source of information. In all other instances, *stormwater* is used, consistent with the provision of Appendix G of the CEQA Guidelines and as defined by the EPA. Stormwater runoff is generated when precipitation from rain and snowmelt events flows over land or impervious surfaces and does not percolate into the ground. As the runoff flows over the land or impervious surfaces (paved streets, parking lots, and building rooftops), it accumulates debris, chemicals, sediment, or other pollutants that could adversely affect water quality if the runoff is discharged untreated.

Wastewater: The spent or used water of a community or industry that contains dissolved and suspended matter.¹²

¹² California Association of Sanitation Agencies. n.d. Definition of Terms – S. <http://www.casaweb.org/definition-of-terms/s>

Corrections, Clarifications, and Additions
to the Initial Study
(Appendix B to the Draft PEIR)

LOS ANGELES COUNTY GREEN ZONES PROGRAM

INITIAL STUDY

PREPARED FOR:

**County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012**

PREPARED BY:

**SAPPHOS ENVIRONMENTAL, INC.
430 NORTH HALSTEAD STREET
PASADENA, CALIFORNIA 91107**

JUNE 16, 2020

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title:

Los Angeles County Green Zones Program/Project No. 2018-003209,
Advance Planning Case No. RPPL2018004908,
Environmental Plan No. 2020002788
General Plan Amendment No. 2020002900

Lead agency name and address:

County of Los Angeles
320 West Temple Street, 13th Floor
Los Angeles, California 90012

Contact Person and phone number:

Tahirah Farris (213.974.6422)
greenzones@planning.lacounty.gov

Project location: Regional
APN: Regional *USGS Quad:* Regional

Gross Acreage: Regional

General plan designation: Regional

Community/Area wide Plan designation: Regional

Zoning: Regional

Description of project: See Section 1.0, Project Description.

Surrounding land uses and setting: See Section 1.0, Project Description.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office

of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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

<i>Public Agency</i>	<i>Approval Required</i>
<u>None</u>	_____
<input checked="" type="checkbox"/>	_____

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>N/A</u>	_____
_____	_____
_____	_____

Reviewing Agencies:

<i>Responsible Agencies</i>	<i>Special Reviewing Agencies</i>	<i>Regional Significance</i>
<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> None	<input type="checkbox"/> None
Regional Water Quality Control Board:	<input type="checkbox"/> Santa Monica Mountains Conservancy	<input type="checkbox"/> SCAG Criteria
<input type="checkbox"/> Los Angeles Region	<input type="checkbox"/> National Parks	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input type="checkbox"/> National Forest	<input type="checkbox"/> Water Resources
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Edwards Air Force Base	<input type="checkbox"/> Santa Monica Mtns. Area
<input type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Resource Conservation District of Santa Monica Mountains Area	<input type="checkbox"/>
<input type="checkbox"/> LAFCO	<input type="checkbox"/>	

Trustee Agencies

None

State Dept. of Fish and Wildlife

State Dept. of Parks and Recreation

State Lands Commission

University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

DPW

Fire Department

- Forestry, Environmental Division

- Planning Division

- Land Development Unit

- Health Hazmat

Sanitation District

Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)

Sheriff Department

Parks and Recreation

Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

On the basis of this initial evaluation:

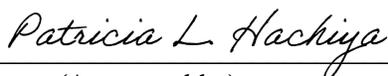
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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



Signature (Prepared by)

June 9, 2020

Date



Signature (Approved by)

June 9, 2020

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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APPENDICES

A Public Draft Green Zones Program Ordinance

SECTION 1

PROJECT DESCRIPTION

I. INTRODUCTION

This document is an Initial Study to evaluate the potential environmental impacts of the Los Angeles County (County) Green Zones Program (proposed program). The County, administered through the Department of Regional Planning (DRP), has prepared this Initial Study in conformance with the California Environmental Quality Act (CEQA), as established by statute (California Public Resources Code [PRC] Section 21000, et seq.), and the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] Section 15000, et seq.). The County has determined that the proposed program is subject to CEQA, as it requires a discretionary approval by the County. This Initial Study and supporting environmental analysis have been prepared to determine the appropriate level and scope of environmental compliance documentation needed to support the County decision-making process when considering the proposed program for approval.

A detailed description of the proposed program is provided in Section 1.IV.4, *Project Description*, of this document.

II. BACKGROUND

For decades, many communities in the unincorporated areas of Los Angeles County have been disproportionately impacted by pollution from industrial uses, which has impacted air quality, noise, and aesthetics. This pollution has affected the quality of life and health of residents, particularly in communities where zoning and land use patterns resulted in incompatible land uses in close proximity to each other. To address these environmental justice concerns, the County Board of Supervisors (Board), on December 8, 2015, instructed DRP, in coordination with other appropriate departments and stakeholders, to develop targeted land-use policies 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)¹ and California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32 and SB 535), by including appropriate policies in the General Plan.^{2,3,4}

DRP established partnerships with community-based organizations (CBOs) in two unincorporated communities that have historically been burdened by pollution impacts. The collaboration enabled DRP to gather firsthand knowledge and experience from community members that would inform policy and land uses changes. Information gathered from various community surveying events coupled with DRP's historical knowledge of polluting sources and community complaints to Zoning Enforcement related to air quality, odor, and noise led to the proposed new regulations of the Green Zones Program.

The Green Zones Program would address 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 County's Zoning Code (Title 22 – Planning and Zoning) currently regulates industrial uses based on the zoning and land use category, without any considerations for proximity to incompatible land uses, such as sensitive uses.⁵

¹ 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

² California Air Resources Board. Accessed February 26, 2020. Assembly Bill 32 Overview. Available at: <https://ww3.arb.ca.gov/cc/ab32/ab32.htm>

³ 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

⁴ 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

⁵ 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

In addition, the Green Zones Program would include new regulations for recycling and solid waste facilities in the unincorporated areas of the County, which are sources of pollution. The County's Zoning Code currently regulates recycling facilities and uses in certain zones under a single use category: "junk and salvage." The County's Roadmap to a Sustainable Waste Management Future 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 (PRC Division 12.1)⁶ and Mandatory Commercial Recycling (14 CCR § 18837, Chapter 9.1).⁷ In addition, the County is seeking to reduce emissions consistent with the Short-Lived Climate Pollutants, which is a recent effort under SB 1383 that focuses on waste diversion by promoting organic waste recycling facilities that utilize various up-to-date technologies.⁸ In addition, as part of the Green Zones Program, the County is evaluating the feasibility of a Business Incentive and Support Program. If determined to be feasible, such a program would seek to leverage efforts to help businesses become better neighbors through financial assistance.

The County is proposing the countywide Green Zones Program for the unincorporated areas of the County pursuant to the Los Angeles County General Plan 2035 and Zoning Ordinance to regulate development of industrial uses in proximity to sensitive uses, sensitive uses in proximity to industrial uses, as well as to identify and regulate a set of recycling and solid waste facilities. The proposed ordinance implements relevant goals and policies as set forth below. The County considered four major strategies:

1. Land Use Policy. Environmental Justice issues are inherently related to land use incompatibility and regulations. Toxic pollutants emitted near residential neighborhoods or schools pose serious threats on public health as well as the environment. The Green Zones Program Land Use Policy implementation is proposed to take place through amendments to Divisions 2, 3, 4, 5, 6, and 7 of Title 22. These revisions to Title 22 are the focus of this document (Appendix A, *Public Draft Green Zones Program Ordinance*).

2. Community Engagement. The Green Zones Program has been developed through a rigorous community engagement process that raises awareness of environmental justice. Ground-truthing activities in the pilot communities, in partnership with community-based organizations and residents, has helped to document environmental hazards block-by-block, and has informed the proposed program's land use policies and identified Green Zone District communities.

3. Environmental Justice Screening Method (EJSM). The Green Zones Program's EJSM identifies stationary sources of pollution and analyzes cumulative environmental impacts, based on experts' recommendations and the information gathered from ground-truthing activities. The EJSM was developed for the County by staff at USC PERE / Occidental College, who are experts in the field of Environmental Justice, and who were instrumental in helping develop CalEnviroScreen (an industry-standard Environmental Justice analysis for the State). The EJSM creates a scoring system throughout the County at the census tract level based on hazard proximity to sensitive uses, health risk and exposure, social and health vulnerability, and climate change vulnerability. The overall scores illustrate cumulative pollution impacts that are disproportionately borne by people residing in each census tract. An additional analysis was done by DRP to include "Auto Dismantling / Metal Recycling" facilities in the final scoring (Figure 1.II-1, *Environmental Justice Screening Method Scores*).¹

4. Monitoring and Enforcement. Monitoring and enforcement strategies are important in environmental justice. The Green Zones Program seeks to develop ways to improve coordination among various regulatory agencies and to support businesses to become better neighbors, helping to mitigate current and prevent future environmental impacts.

⁶ 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§ionNum=14581.

⁷ 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)

⁸ State of California. Approved by Governor September 19, 2016. Senate Bill No. 1383. Available at: http://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201520160SB1383

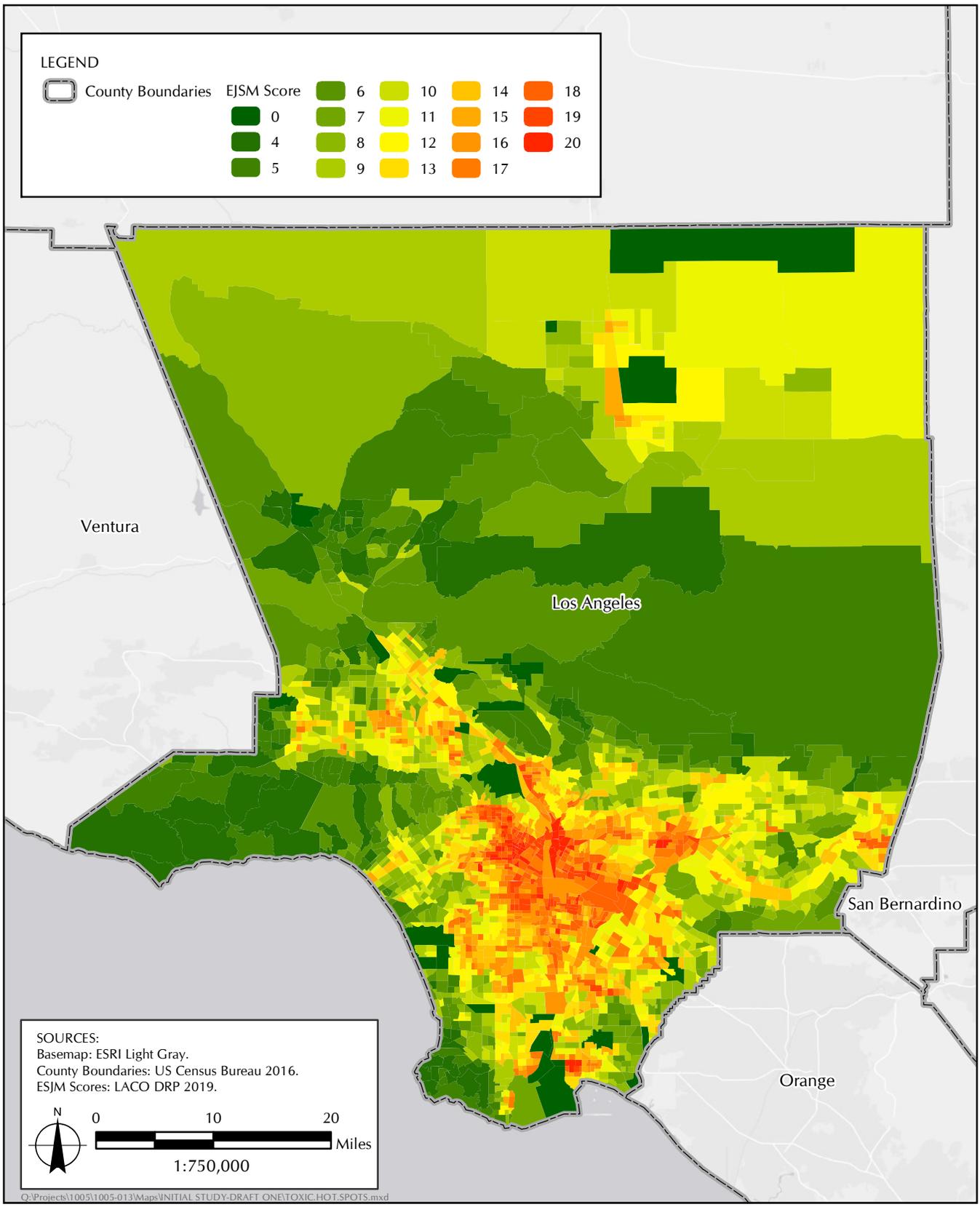


FIGURE 1.II-1
 Environmental Justice Screening Method Scores

III. PROJECT GOALS AND OBJECTIVES

The following are the goals and objectives of 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)⁹ and California Global Warming Solutions Act of 2006 (AB 32 and SB 535).^{10,11,12}
- 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 PM₁₀ 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),¹³ Mandatory Commercial Recycling (14 CCR § 18837, Chapter 9.1),¹⁴ 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.

⁹ 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

¹⁰ California Air Resources Board. Accessed February 26, 2020. Assembly Bill 32 Overview. Available at: <https://ww3.arb.ca.gov/cc/ab32/ab32.htm>

¹¹ 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

¹² 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

¹³ 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§ionNum=14581.

¹⁴ 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)

IV. INITIAL STUDY

1. Project Title:

Los Angeles County Green Zones Program/Project No. 2018-003209,
Advance Planning Case No. RPPL2018004908,
Environmental Plan No. 2020002788,
General Plan Amendment No. 2020002900

2. Lead Agency Name and Address:

County of Los Angeles
320 West Temple Street, 13th Floor
Los Angeles, California 90012

3. Contact Person and Phone Number:

Tahirah Farris (213.974.6422/6316)
greenzones@planning.lacounty.gov

4. Project Description

The program includes a proposal to adopt the Green Zones Program to promote 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 program also defines sensitive uses and requires development standards for new sensitive uses that locate adjacent to or adjoining legally, established industrial, recycling or solid waste, or vehicle-related use. The Green Zones Program would not involve any new construction or physical development and would not result in increased density. The Recycling and Waste Management revisions element of the Green Zones Program would result in providing a more consistent streamlined and simplified process to permit new types of recycling processing facilities using newer technologies in order to meet State requirements, and to further define and provide specific regulations for automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, including auto dismantling yards, scrap metal yards, and junk and salvage yards, organic waste, and solid waste facilities. Additionally, the revisions to Title 22 would result in more restricted locations where certain recycling and waste management facilities could be permitted by prohibiting restricting automobile dismantling yards, 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 would be prohibited in High Fire Hazard Severity Zones (HFHSZs) and Very High Fire Hazard Severity Zones (VHFHSZs); solid waste landfills and inert debris landfills would 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 would be prohibited in Agricultural Resource Areas (ARAs), Significant Ecological Areas (SEAs), and Very High Fire Hazard Severity Zones (VHFHSZs). Additionally, combustion and non-combustion biomass conversion organic waste facilities are 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 element of the program to minimize potential adverse health and safety impacts to communities that are disproportionately affected by toxic air pollutants and contaminants such as PM₁₀ and odors generated from various land uses and to promote clean industrial uses (herein referred to as the “Green Zone Districts” element of the program). 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 1.IV-1, *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 EJSM. Green Zone Districts would 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 1.IV-1, *Planning and Permitting Requirements*; Table 1.IV-2, *Development Standards*). The zoning code (Title 22) changes would 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 7-10 years) with the new development standards based on the required changes and the type of permitting process. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision allow certain industrial uses in these communities by-right, or through a discretionary review, through the CUP process, and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. The Green Zones Program would expand 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.

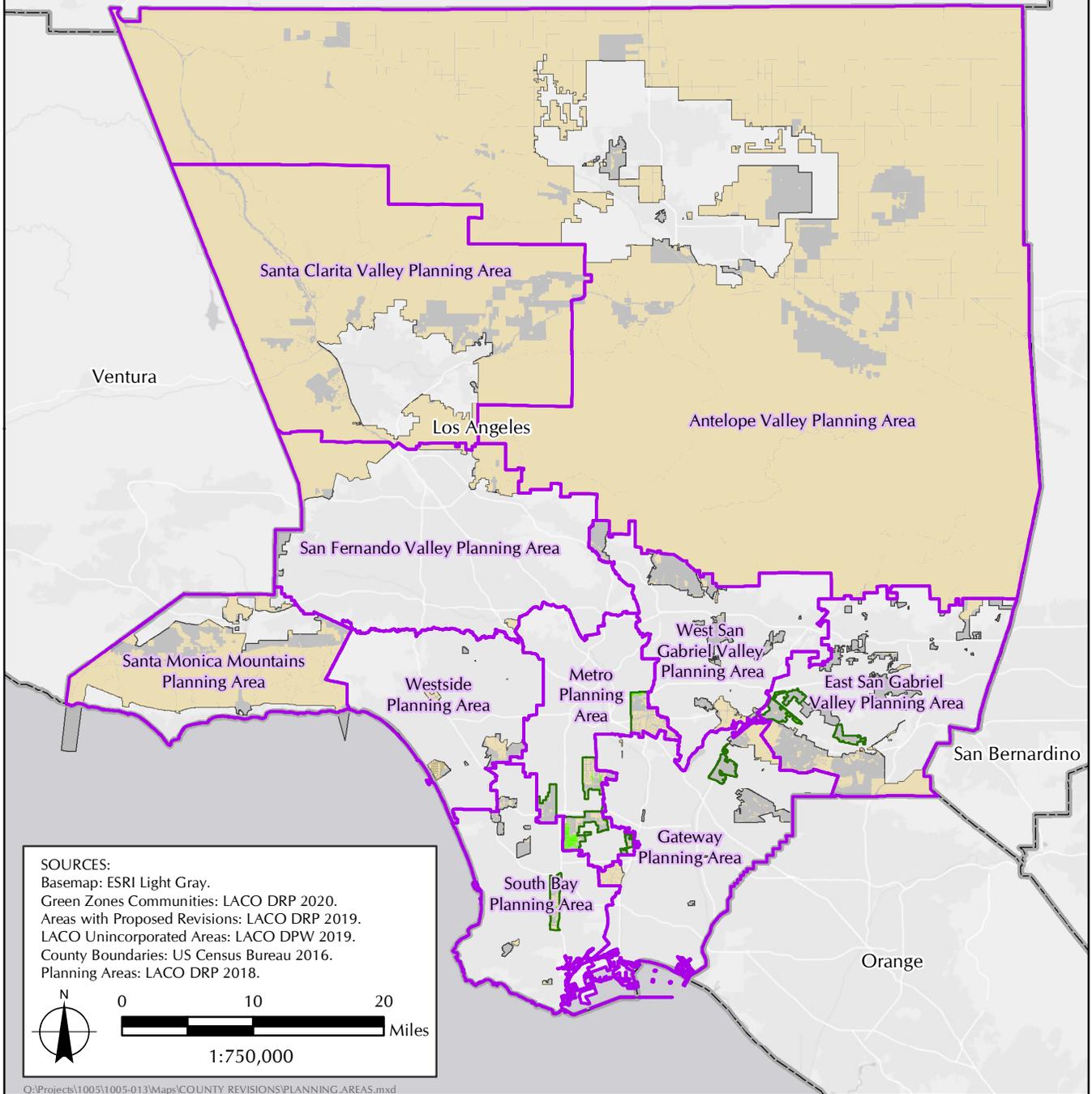
Element 2 – New Sensitive Uses

Add Chapter 22.134130 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 uses (herein referred to as “New Sensitive Uses”). Sensitive uses would be 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 industrial, recycling or solid waste, or vehicle-related use would be required to comply with development standards including air filtration systems, landscaping landscaped setbacks, solid walls, buffering, and open space. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses.

LEGEND

-  Zoning Designations with Proposed Revisions
-  Zoning Designations with Proposed Green Zones Program Revisions
-  Los Angeles County Planning Areas

-  Green Zones Program Communities
-  Los Angeles County Unincorporated Areas
-  County Boundaries



SOURCES:

Basemap: ESRI Light Gray.
Green Zones Communities: LACO DRP 2020.
Areas with Proposed Revisions: LACO DRP 2019.
LACO Unincorporated Areas: LACO DPW 2019.
County Boundaries: US Census Bureau 2016.
Planning Areas: LACO DRP 2018.



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FIGURE 1.IV-1
Los Angeles County Planning Areas

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.~~730680~~). 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.~~730680~~) to be regulated by new standards proposed. See below.
- vi) Add Section 22.140.~~700650~~ (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). ~~In addition, pallet yards would be prohibited in Significant Ecological Areas, High and Very High Fire Hazard Severity Zones, and Agricultural Resource Areas as identified by the County General Plan.~~ 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.~~710660~~ (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.~~720670~~ (Recycling Collection Facilities) to require a CUP ~~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.~~730680~~ (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.~~740690~~ (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~~700 (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 proposed revisions would 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 would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be 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 use will require a CUP (Table III.E-1). The new development standards and/or more stringent entitlement processes for future entitlements would 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, would 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.

~~The County currently permits the above uses without a CUP. Additionally, automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities are currently not prohibited in HMAs, SEAs, and VHFHSZs. The proposed Ordinance would prohibit the above uses in these areas and would require a CUP for these uses.~~

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

Add Chapter 22.~~132~~128 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” element of the Program). 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

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.

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 (22.300.020030) and Community Standards Districts for the following communities: Avocado Heights (22.308), East LA (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 in the ordinance.

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 would redefine and recategorize recycling and waste management uses only. No changes to development standards, permitting requirements, or changes to where these uses would be permitted is being proposed in this element of the Ordinance. As a result, this element of the Green Zones Program was not included in the environmental analysis in this document.

General Plan Amendment Revisions

In addition to the revisions to Title 22, the proposed program would also include a General Plan Amendment to ensure consistency with the proposed revisions to Title 22. The proposed program's General Plan Amendment component consists of text changes to policies in Chapter 3 (Guiding Principles), Chapter 6 (Land Use Element), ~~Chapter 13 (Public Services and Facilities 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 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.¹⁵

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.¹⁶*

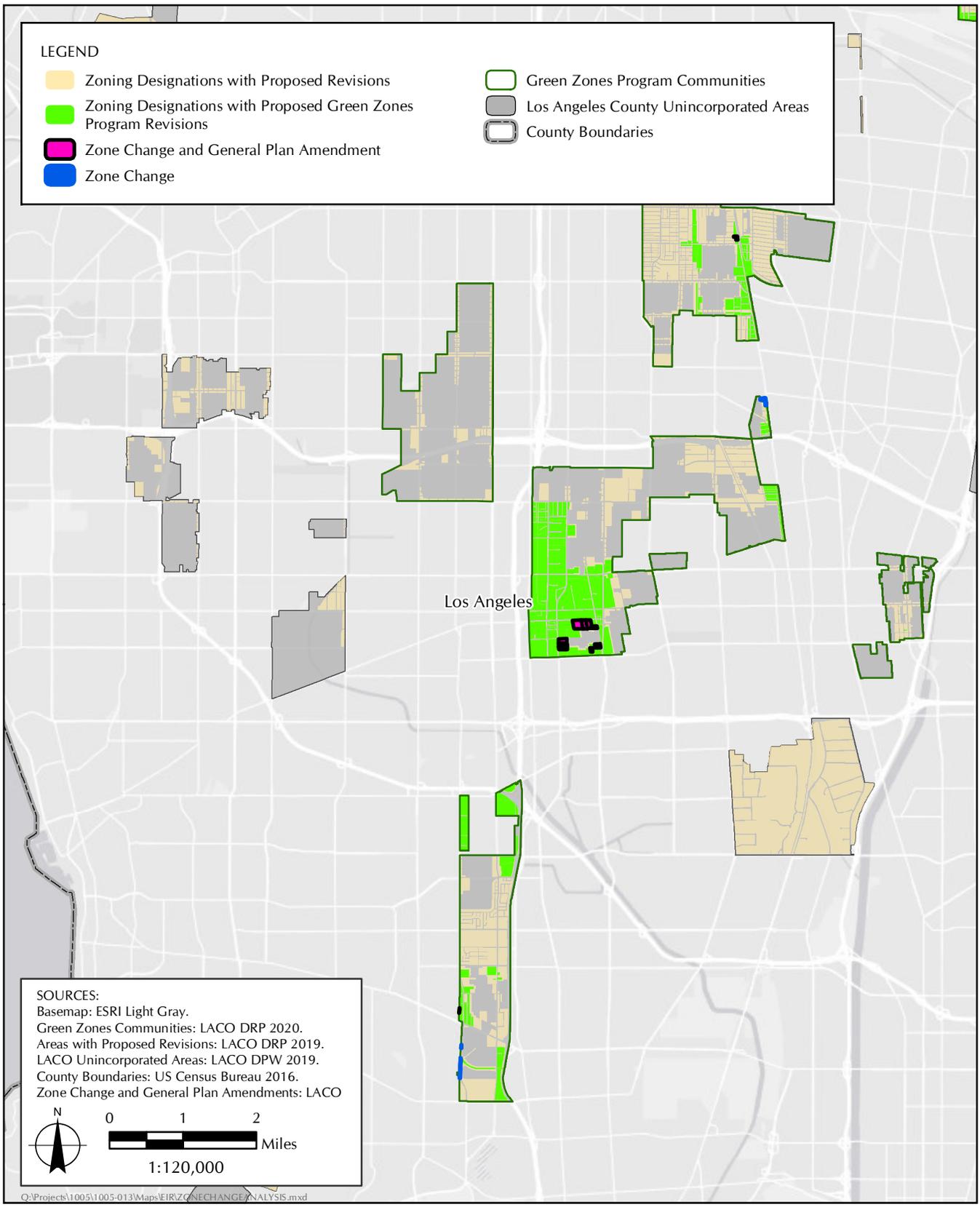
¹⁵ State of California Department of Justice, Office of the Attorney General. Accessed July 1, 2021 SB 1000 - Environmental Justice in Local Land Use Planning. Accessed July 1, 2021. Available at: <https://oag.ca.gov/environment/sb1000>

¹⁶ 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

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 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, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. (Figure 1.IV-2, *Zone Changes and General Plan Amendments*). The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The 14 45 parcels included in the general plan amendment and the total 27 28 parcels in the zone change are proposed to occur in the same geographic locations as the Green Zone Districts Element (Figure 1.IV-2) and will be evaluated with this element in the analysis.



LEGEND

- Zoning Designations with Proposed Revisions
- Zoning Designations with Proposed Green Zones Program Revisions
- Zone Change and General Plan Amendment
- Zone Change
- Green Zones Program Communities
- Los Angeles County Unincorporated Areas
- County Boundaries

SOURCES:
 Basemap: ESRI Light Gray.
 Green Zones Communities: LACO DRP 2020.
 Areas with Proposed Revisions: LACO DRP 2019.
 LACO Unincorporated Areas: LACO DPW 2019.
 County Boundaries: US Census Bureau 2016.
 Zone Change and General Plan Amendments: LACO

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FIGURE 1.IV-2
 Zone Changes and General Plan Amendments

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

Chapter 3: Guiding Principles

Environmental Justice (text box)

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.

Policy ED 2.89: Streamline the permit review process and other entitlement processes for businesses and industries.

Policy ED 2.910: Support zoning incentives for the operation of farms in Agricultural Resource Areas (ARAs).

Other Proposed General Plan Revisions

Environmental Justice (text box, page 19, Ch.3 Guiding Principle)

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. Related to EJSM

Changes to General Plan LU Element, page 72 (http://planning.lacounty.gov/assets/upl/project/gp_final_general_plan.pdf)

Disadvantaged Unincorporated Legacy Communities (SB 244)

SB 44, 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:

Chapter 16: General Plan Implementation Programs

Program No.	Program Description	General Plan Goals and Policies	Lead and Partner Agencies	Timeframe
LU 12	<i><u>Green Zones Program</u></i> <i><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></i>	<i><u>Land Use Element:</u></i> <i><u>Goals LU 7, LU 9;</u></i> <i><u>Policies: 7.1, 7.8, 9.4</u></i> <i><u>Goal: ED 2; Policy 2.8</u></i>	<i><u>Lead: DRP</u></i> <i><u>Partners: DPW, DPH, Fire, LACDA, DCBA</u></i>	<i><u>Years 2-6</u></i>

Changes to GP Appendix C (Land Use), IV., page 38

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.

At end of Appendix C, add:

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

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/ejasm>

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.

**TABLE 1.IV-1
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	<p>M-1, M-1.5, M-2, and M-2.5, C-1, C-2, C-3, C-H, and C-M zones (in only within Green Zone District Boundaries within the East San Gabriel Valley, Gateway, Metro, and South Bay Planning Areas)</p> <p>Industrial areas within the Green Zone District Boundaries and commercial zones where drive in fast food and gas stations are permitted uses</p>	N/A	<p>a. Acid manufacture b. Cement, lime, gypsum, or plaster of paris manufacture c. Distillation of bones d. Drop hammers e. Forging works f. Explosives g. Fertilizer manufacture h. Gas manufacture i. Glue manufacture j. Smelting of tin, copper, zinc or iron ores k. Tannery or the curing or storage of raw hides l. Metal plating m. Polymer plastics and foam manufacture</p> <p>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 v. Solid waste landfills z. Tannery or the curing or storage of raw hides aa. Transfer stations</p>	N/A	N/A	N/A
2	New Sensitive Uses	<p>A-1, A-2, O-S, R-R, W, R-A, R-1, R-2, R-3, R-4, RPD, C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, CPD, M-1, M-1.5, M-2, M-2.5, MPD, C-RU, MXD-RU, FF, MXD, SP All zones (only within adjacent to or adjoining an existing, legally-established industrial, recycling or solid waste, or vehicle-related use in zones M-1, M-1.5, M-2, or M2.5)</p>	N/A	N/A	N/A	N/A	N/A

**TABLE 1.IV-1
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
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	<u>See below</u>	N/A	N/A	<u>See below</u>	N/A
3b	Pallet Yards	M-1, M-1.5, M-2, and M-2.5	Not defined <u>No CUP required</u>	N/A	a. Significant Ecological Areas b. High Fire Hazard Severity Zones c. Very High Fire Hazard Severity Zones d. Hillside Management Areas b. Very High Fire Hazard Severity Zones c. e. Agricultural Resource Areas	MCUP or SPR <u>CUP</u>	N/A
3c	Recycling Collection Facilities	M-1, M-1.5, M-2, and M-2.5	Not defined <u>No CUP required</u>	N/A	a. Significant Ecological Areas b. Hillside Management Areas N/A	CUP	N/A
3d	Recycling Processing Facilities	See below	See below	N/A	See below a. Significant Ecological Areas b. Hillside Management Areas	CUP <u>See below</u>	N/A
	Materials Recovery Facility (MRF) and Transfer Station	M-2, and M-2.5	No CUP required <u>CUP</u>	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zones c. b. Hillside Management Areas	CUP	N/A
	Auto Dismantling or Scrap Metal Facilities (<u>recategorized under Recycling Processing Facilities</u>)	M-2, M-2.5	No CUP required <u>CUP</u>	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zones c. b. Hillside Management Areas	CUP	N/A
	<u>Construction and Demolition (C&D) or Inert Debris Processing Facilities, and Conversion Technology (Recycling) Facilities, and landfills</u>	M-1, M-1.5, M-2, M-2.5, and A-2 (Except C&D prohibited in A-2)	Not defined <u>No CUP required</u>	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zone (for C&D only) c. b. Agricultural Resource Areas d. c. Hillside Management Areas e. FEMA Flood Zones f. LA County Floodways	CUP	N/A
3e	Organic Waste Facilities	<u>See below</u> M-1, M-1.5, M-2, and M-2.5	See below <u>No CUP required</u>	N/A	See below a. Significant Ecological Areas b. Hillside Management Areas	CUP <u>See below</u>	N/A <u>See below</u>
	Chipping and Grinding or Mulching Facilities	M-1, M-1.5, M-2, M-2.5, and A-2	Not defined <u>No CUP required</u>	N/A	a. Significant Ecological Areas b. a. High Fire Hazard Severity Zones c. b. Very High Fire Hazard Severity Zones	CUP	1.5 acres
	<u>Composting Facilities, including In-vessel Composting</u>	M-1.5, M-2, M-2.5, and A-2	Not defined <u>No CUP required</u>	N/A	a. Significant Ecological Areas b. Very High Fire Hazard Severity Zone	CUP	3 acres
	<u>Anaerobic Digestion Facilities and Combustion and Non-Combustion Biomass Conversion Organic Waste Facilities In-vessel Facilities</u>	M-2, M-2.5, and A-2	Not defined <u>No CUP required</u>	N/A	a. Significant Ecological Areas b. Hillside Management Areas b. Very High Fire Hazard Severity Zone c. Agricultural Resource Areas	CUP	3 acres
3f	<u>Solid Waste Facilities Landfills and Inert Debris Landfills</u>	M-2, and M-2.5	No CUP required <u>CUP</u>	N/A	a. Significant Ecological Areas b. Hillside Management Areas c. FEMA Flood Zones d. LA County Floodways N/A	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 except R-1, R-2, R-A, , A-1 New non-residential uses or residential uses with more than 4 units with solid waste/recycling storage onsite	Site Plan Review <u>or CUP depending on use being established</u>	N/A	N/A	Site Plan Review <u>or CUP depending on use being established</u>	N/A

**TABLE 1.IV-2
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 Zones Districts	22.84 and 22.130 (new Chapters)	500 8 to 12	4 to 8 5	Yes 1-15 gallon tree for every 50 sq ft of landscaped area. All landscaping shall be drought tolerant	N/A	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2	New Sensitive Uses	22.13(new chapter) N/A	8	8-foot minimum 15 foot minimum	All landscaping shall be drought-tolerant and include a mix of shrubs, turf, trees, or vertical landscaping N/A	Yes, in addition to double-paned windows and placement of balconies.	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	5 3 feet minimum	Yes When a pallet yard is adjacent to a sensitive use, the entire operations and storage areas shall be conducted within an enclosed building	Yes When a building enclosure is provided for a pallet yard, an appropriate air filtration system shall be installed for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air Quality Management Districts	Yes On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that it does not impede with any other permitted activities and avoids impacts on public right-of-way as well as nearby sensitive uses, as approved by the Director	Yes Pallets shall be stored at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.	Yes Each pallet yard shall provide a perimeter identification sign	Yes All areas designated for operations and storage areas shall be paved with impervious surfacing and maintained to the satisfaction of the Director	Yes The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be shielded in such a way that lighting is directed inward to the facility and away from any lots containing residential or agricultural uses	Yes Cleaning and Maintenance. Facility shall be maintained in a clean, safe, and sanitary condition on a daily basis, and maintain a source of running water on site	Yes No outdoor operation or activities shall be conducted between 9:00 p.m. and 6:00 a.m., daily
3b	Recycling Collection Facilities	500	8 to 12	5 feet minimum	Yes Any recycling collection facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed to the ground, and one toilet that is served by public water and sewer, or otherwise approved by the Director, as well as the Departments of Public Health and Public Works.	N/A	Yes On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that it does not impede with any other permitted activities and avoids impacts on public right-of-way as well as nearby sensitive uses, as approved by the Director	Yes All recyclable materials on site shall be stored in a secured manner in designated receptacles, bins, or pallets, and located on a paved impermeable surface or stored within an enclosed building.	Yes Each recycling collection facility shall provide a perimeter identification sign	Yes Surfacing Requirements. All areas designated for operations and storage of recyclable materials shall be paved and maintained to the satisfaction of the Director and Public Works	Yes Required for areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment	Yes The facility shall be kept in a clean, safe, and sanitary condition at all times, and maintain a source of running water on site.	Yes No outdoor operation or activities shall be conducted between 9:00 p.m. and 6:00 a.m., daily
3c	Recycling Processing Facilities	N/A 500	If a recycling processing facility site is located within a 500-foot radius of a lot containing a sensitive use, walls and landscaping shall be provided	8 to 12 N/A	N/A 1-15 gallon tree for every 50 sq ft of landscaped area. All landscaping shall be drought tolerant	Yes Air Filtration. When a building enclosure is provided for a recycling processing facility operation, an appropriate air filtration system shall be installed for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air	Yes On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that it does not impede any other permitted activities and avoids impacts on public right-of-way as well as nearby sensitive uses, as	Yes All recyclable materials shall be stored on site in designated receptacles, bins, pallets, or areas	Yes All signs shall be in conformance with Part 10 of Section 22.52 of the County Code, except that informational signs shall be provided pursuant to 22.114.100	Yes All areas designated for operations, storage of materials, and vehicular access shall be paved and maintained to the satisfaction of the Director and Public Works, to prevent offsite water leak or	Yes The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural use	Yes Facility shall be maintained in a clean, safe and sanitary condition on a daily basis, and maintain a source of running water on site.	Yes No outdoor operation or activities shall be conducted between 9:00 p.m. and 6:00 a.m., daily

**TABLE 1.IV-2
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
			according to the requirements set forth in Chapter 22.84 (Green Zones District), 8 to 12			Quality Management Districts	approved by the Director		(Directional and/or Informational Signs), and no freestanding signs or portable signs are permitted	contamination, or tracking of dust or mud			
3d	Organic Waste Facilities	Varies from 500 to or 1,500 feet	If an enclosed chipping and grinding or mulching facility site is located within a 500-foot radius from a lot containing a sensitive use, walls and landscaping shall meet the following requirements; 8 to 12	8 to 12 N/A	N/A 4-15-gallon tree for every 50 sq ft of landscaped area. All landscaping shall be drought tolerant	Yes When a building enclosure is provided for facility operation, an appropriate air filtration system shall be required for both indoor and outdoor air quality, as recommended by the Department of Public Health and/or Air Quality Management Districts	Yes On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.	Yes a. Physical contaminants and refuse removed from feedstock or final products shall be isolated and stored in a solid container and transported to an appropriate off-site waste management facility once per week, or as otherwise approved by the Director. b. All recyclable materials stored on site shall be in designated areas or in receptacles, bins, or pallets in a secured manner, or within an enclosed building.	Yes Each organic waste facility shall provide a perimeter identification sign	Yes All areas designated for operations, storage of materials, and vehicular access shall be maintained and controlled so as to prevent excessive dust generated from operation, offsite water leak or contamination, or tracking of dust or mud, to the satisfaction of the Director and Public Works.	Yes Required for areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment	Yes Facility shall be maintained in a clean, safe and sanitary condition at all times, and maintain a source of running water on site.	Yes No outdoor operation or activities shall be conducted between 9:00 p.m. and 6:00 a.m., daily
3e	Solid Waste Facilities	N/A 1,500	8 to 12 feet	5-foot minimum	Yes Conversion technology facilities shall provide completely enclosed buildings for all facility operations, including material storage, loading and unloading, and processing of materials.	Yes Conversion technology facilities shall employ an appropriate air filtration system for indoor air quality, in accordance with California 433 Division of Occupational Safety and Health and California Air Resources Board requirements, and for outdoor air quality, in accordance with Air Quality Management Districts.	Yes On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.	Yes Physical contaminants and refuse removed from feedstock or final products shall be isolated and stored in a solid container and transported to an appropriate off-site waste management facility within seven days.	Yes In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each solid waste facility or site shall provide a perimeter identification sign.	N/A	Yes The facility, yard, and equipment shall be equipped with adequate lighting to ensure monitoring and operations. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.	N/A	N/A

**TABLE 1.IV-2
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
3f	Supermarket Accessory Recycling Collection Centers	N/A 100 feet from residential or mixed use development containing residential	N/A	N/A	N/A	N/A	Yes Areas for and access to drop-off and loading shall be clearly designated and shall not impede the on-site traffic circulation.	Yes a. The recyclable materials shall be deposited and stored in containers that have lids and are made of metal. The containers shall be maintained in good condition and appearance with no structural damage, holes or visible rust, and be free of graffiti. b. When the container is placed near a public or private sidewalk, a minimum of five-foot clearance shall be provided between the container and the sidewalk. Vertical stacking of containers or receptacles is prohibited.	Yes One sign with a minimum dimension of two feet in width and two feet in length and maximum dimension of three feet in width and three feet in length shall be permanently fixed on the supermarket accessory recycling collection center in a location visible and with text that is legible to customers and from the front of the nearest street.	Yes d. The containers shall be placed on a paved surface	Yes The supermarket recycling collection center shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses	Yes The recyclable materials shall be deposited and stored in containers that have lids and are made of metal. The containers shall be maintained in good condition and appearance with no structural damage, holes or visible rust, and be free of graffiti.	Yes Hours of operation are limited to 9:00 am to 6:00 pm, Monday through Saturday, and 12:00 pm to 5:00 pm on Sunday
4	Storage Enclosures for Recycling and Solid Waste	N/A	N/A	N/A	Yes All outdoor recycling and solid waste storage areas are required to have a view-obstructing fence or wall in compliance with Section 22.140.430 (Outdoor Storage).	N/A	Yes Outdoor recycling and solid waste storage areas shall not be located in any required yard, parking space, landscaped areas, or other areas required to remain clear of obstructions to comply with Title 26 (Building Code) and Title 32 (Fire Code) of the County Code, and shall not obstruct vehicular or pedestrian circulation.	Yes All waste, compost, and recyclables shall be stored in closed receptacles at all times.	Yes At least one sign, not to exceed four square feet in area, shall be provided for recycling and waste storage areas.	Yes The ground or floor where the storage area is located shall be paved pursuant to Section 22.112.080.E (Paving). The paving shall extend beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works.	N/A	Yes Recycling and solid waste storage areas shall be maintained in a clean, litter-free condition, in such a way that vermin, rodents, or other pests are prevented from entering the area.	N/A

New Principal Land Use Requirements

The proposed program would require a conditional use permit (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 1.IV-3, *Existing and Proposed Permit and Review Requirements for Principal Land Uses*). Organic waste recycling facilities and solid waste facilities would 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 proposed program would require a MCUP for pallet yards as the principal land use for parcels in the M-1 or M-1.5 zone. A ministerial site plan review (SPR) would be required for pallet yards as the principal land use for parcels in the M-2 or M-2.5 zone. A CUP would be required for all permitted (allowed) recycling and solid waste, including new organic waste, ~~except for combustion and non-combustion biomass conversion and anaerobic digestion uses~~ facilities established as primary uses in industrial zones. Recycling processing facilities, combustion and non-combustion biomass conversion organic waste facilities, and solid waste facilities as primary uses would 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 proposed program would ~~remove~~ reclassify land reclamation and automobile dismantling yards ~~from allowable principal land uses as they would be reclassified and regulated under~~ as organic waste and recycling processing facilities, respectively.

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

New Accessory Land Use Requirements

The proposed program would require a ministerial site plan review (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 1.IV-4, *Existing and Proposed Permit and Review Requirements for Accessory Land Uses*).

**TABLE 1.IV-3
EXISTING AND PROPOSED 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																								
Drive-through establishments																								
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 22.140.700
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 22.140.720
Recycling processing facilities																								
Auto dismantling yards																				=	=	CUP	CUP	Section 22.140.730
Construction & demolition, and inert debris processing or deposit facilities		CUP, except C&D prohibited in A-2																		=	=	CUP	CUP	Section 22.140.730
Conversion technology facility (recycling) that processes material other than solid waste	=	CUP	=	=	=																			
Materials recovery facilities																				=	=	CUP	CUP	Section 22.140.730
Scrap metal yards																				=	=	CUP	CUP	Section 22.140.730
Transfer stations																				=	=	CUP	CUP	Section 22.140.730
Organic waste recycling facilities																								
Anaerobic digestion facilities	=	CUP	=	=	=															=	=	CUP	CUP	Section 22.140.740
Chipping/grinding or mulching	=	CUP	=	=	=															CUP	CUP	CUP	CUP	Section 22.140.740
Combustion biomass conversion facility																				=	=	CUP	CUP	
Composting, green waste only	=	CUP	=	=	=															CUP	CUP	CUP	CUP	Section 22.140.740
Composting, mixed waste or food waste	=	CUP	=	=	=															CUP	CUP	CUP	CUP	Section 22.140.740
Composting, vermiculture	=	SPR	=	=	=															SPR	SPR	SPR	SPR	Section 22.140.740
In-vessel composting																				CUP	CUP	CUP	CUP	
Solid waste facilities																								
Conversion technology facility (solid waste)	=	CUP	=	=	=															=	=	CUP	CUP	Section 22.140.750
Inert debris landfill		CUP																		=	=	CUP	CUP	Section 22.140.750
Landfill gas-to-energy		CUP																						
Non-combustion biomass conversion																				=	=	CUP	CUP	
Solid waste landfill †	=	CUP	=	=	=															=	=	CUP	CUP	Section 22.140.750
Transformation facility	=	CUP	=	=	=															=	=	CUP	CUP	Section 22.140.750

* 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																								
CNG fueling station																								

Abbreviations:

Zones:

A-1 Light Agricultural	A-2 Heavy Agricultural	O-S Open Space	R-R Resort and Recreation	W Watershed	R-A Residential Agricultural
R-1 Single Family Residence	R-2 Two-Family Residence	R-3 Limited Density Multiple Residence	R-4 Medium Density Multiple Residence	R-5 High Density Multiple Residence	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		

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

**TABLE 1.IV-4
EXISTING AND PROPOSED 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	Additional Regulations
	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	
Recycling and Solid Waste Uses																				
Organic waste recycling facilities*																				
<u>Anaerobic digestion</u>	=	<u>SPR</u>	=	=	=		<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	=	<u>SPR</u>	=	=	=	=	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	=	<u>SPR</u>	=	=	=	=	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.740</u>
<u>Composting, vermiculture</u>	=	<u>SPR</u>	=	=	=	=	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.740</u>
<u>Combustion and non-combustion biomass conversion</u>	=	<u>SPR</u>	=	=	=	=	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.690</u>
<u>In-vessel composting</u>						=	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	=	<u>SPR</u>	=	=	=	=	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>				<u>Section 22.140.740</u>
Recycling Facilities																				
<u>Supermarket accessory recycling collection center</u>						=	SPR	SPR	SPR	SPR	SPR	SPR	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>

* In Agricultural, Open Space, Resort and Recreation, and Watershed Zones:
Use permitted **as an accessory use only** when operated in conjunction with, and intended to serve the patrons of, a use permitted in the zone, but not as a separate enterprise.
Use shall include commercial-purpose facilities only and shall not include agricultural uses.

* In Commercial Zones:
Use is permitted **as an accessory use only when operated** in conjunction with, and intended to, serve the patrons of a use permitted in the zone and only to process waste produced on-site, but not as a separate enterprise.

* In Industrial Zones:
Use permitted as an accessory use only when operated in conjunction with a use permitted in the zone, but not as a separate enterprise.

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

Underline = proposed addition to the existing Title 22 Zoning Code

Green Zones Program Affected Area

The Green Zones Program would be implemented countywide, throughout all County unincorporated areas that contain applicable zoning designations. Most of these zoning designations include multiple land use designations due to the variety of land ownership and uses in the County. Los Angeles 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 1.IV-5, *Green Zones Program County Planning Areas*) (Figure 1.IV-3, *Project Location Map*, Figure 1.IV-4, *Project Location Map: Green Zone Districts*).

**TABLE 1.IV-5
GREEN ZONES PROGRAM COUNTY PLANNING AREAS**

Planning Areas	Number of Project <u>Affected</u> Parcels in Planning Area (Elements 2, 3, and 4)	Number of <u>Affected</u> Parcels in Green Zone Districts Footprint (Element No. 1)
Antelope Valley Planning Area	68,087 68,265	0
Santa Clarita Valley Planning Area	12,337 12,530	0
San Fernando valley planning area	956 975	0
Santa Monica Mountains Planning Area	8,021 8,108	0
Westside Planning Area	1,116 1,121	0
East San Gabriel Valley Planning Areas	7,696 7,810	301 416
West San Gabriel Valley Planning Areas	3,559 3,603	4 0
Coastal Islands Planning Area	0	0
Metro Planning Area	25,094 25,122	2,161 5,480
Gateway Planning Area	2,411 2,464	37 158
South Bay Planning Area	5,287 5,385	275 245
Total	<u>134,564</u>	<u>6,299</u>

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

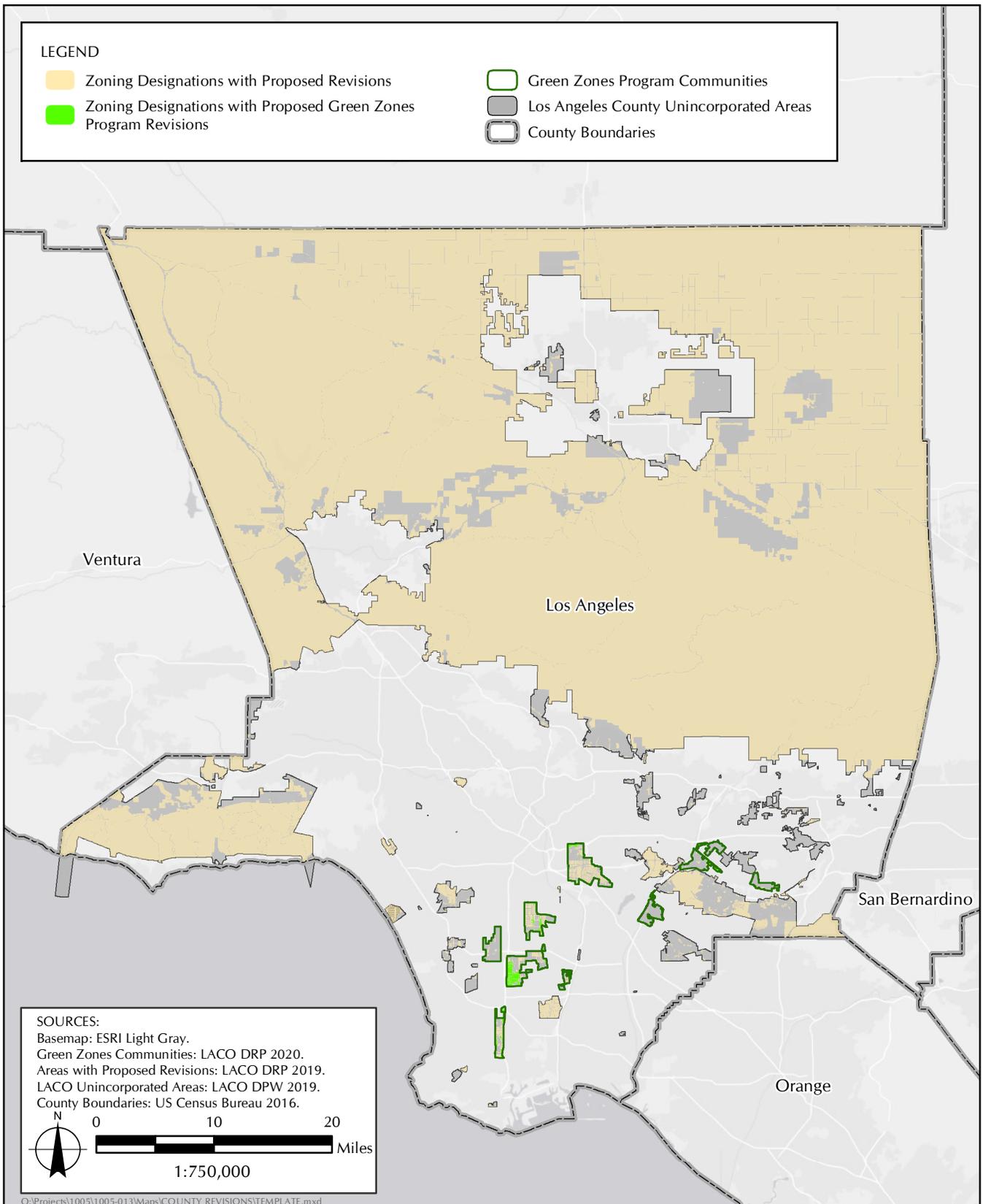


FIGURE 1.IV-3
 Project Location Map

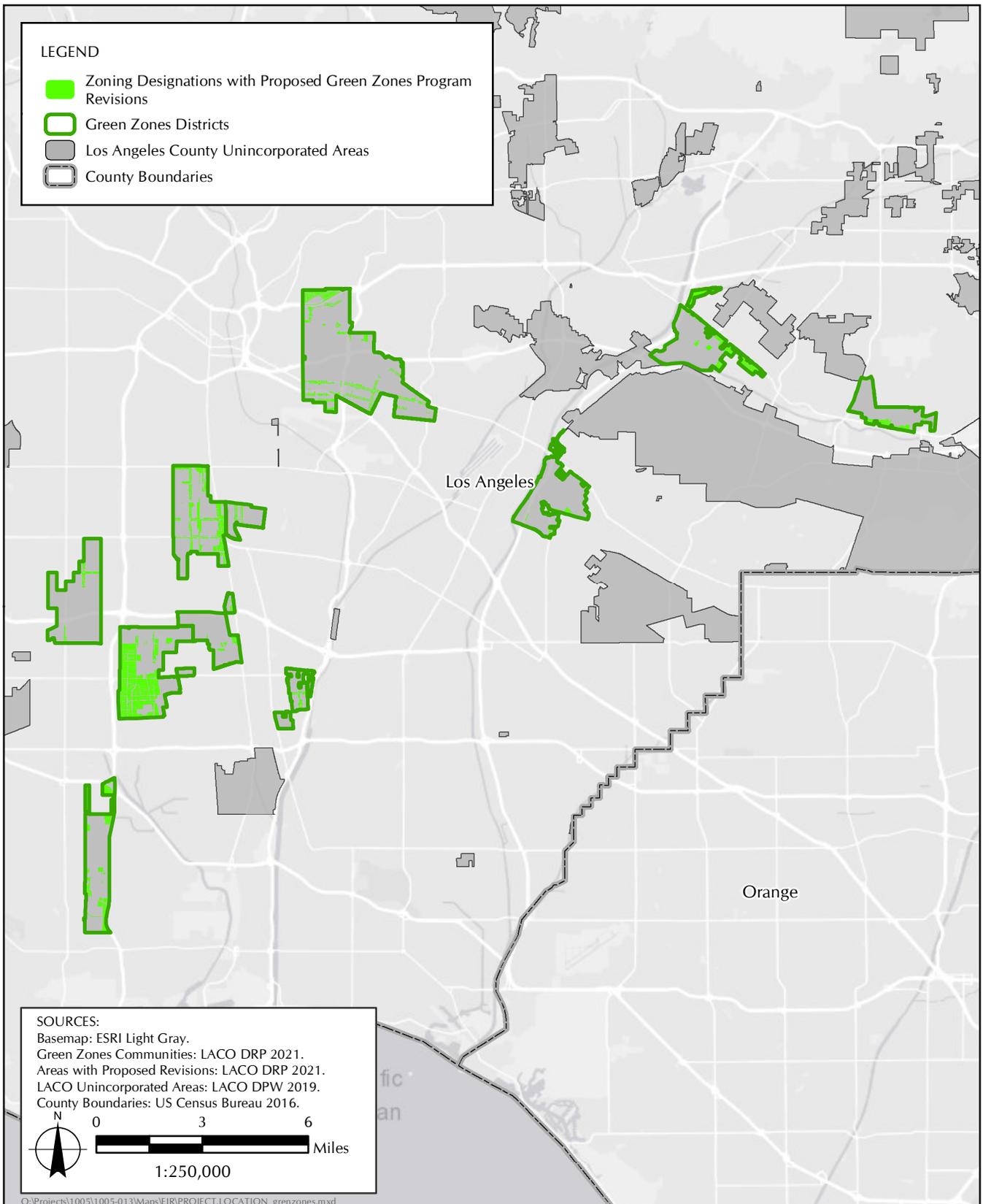


FIGURE 1.IV-4
 Project Location Map: Green Zones Program

5. Compliance Schedule

Unincorporated area communities listed in Chapter 22.84 Green Zones Districts of the Zoning Code would require existing land uses subject to the chapter to be brought into full compliance with all applicable requirements in accordance with the compliance schedule:

- **Within 3 Years of the Effective Date of the Ordinance**
 - Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use and subject to Site Plan Review pursuant to Chapter 22.84 (Landscaping on Street Frontage and/or Perimeter Identification Signs). The 3-year compliance schedule applies when the existing use is subject to a ministerial site plan.

- **Within 5 Years of the Effective Date of the Ordinance**
 - Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use and:
 - Subject to Site Plan Review pursuant to Chapter 22.84 (Any combination of the following in addition to Landscaping on Street Frontage and/or Perimeter Identification Signs: Solid Walls; Storage of Materials, Vehicles, or Equipment; Surfacing; Recycling and Solid Waste Storage; Vehicular Access and On-Site Circulation; Accessory Structures and Utilities, unless building enclosure is required; and Perimeter Identification Signs.
 - Subject to a CUP review pursuant to Chapter 22.84 (Any requirements unless building enclosure is required Solid Walls; Landscaping on Street Frontage; and Perimeter Identification Signs.
 - Existing uses that are entirely or partially located between a 100-foot radius and a 500-foot radius of any lot containing a sensitive use and subject to a Site Plan Review pursuant to Chapter 22.84 (Any improvements unless building enclosure is required) (~~Solid Walls; Storage of Materials, Vehicles, or Equipment; Surfacing; Recycling and Solid Waste Storage; Vehicular Access and On-Site Circulation; Accessory Structures and Utilities; and Perimeter Identification Signs~~). The 5-year compliance schedule also applies when the existing use is subject to a CUP and ~~signage is required~~ any improvement requirement applies unless building enclosure is required.

- **Within 7 Years of the Effective Date of the Ordinance**
 - Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use and:
 - Subject to Site Plan Review, and also requires building enclosure pursuant to Chapter 22.84 (~~Building Enclosure~~).
 - Subject to a CUP review, and also requires building enclosure pursuant to Chapter 22.84.
 - Existing uses that are entirely or partially located between a 100-foot radius and a 500-foot radius of any lot containing a sensitive use and:
 - Subject to a Site Plan Review, and also requires building enclosure pursuant to Chapter 22.85 (~~Building Enclosure~~).
 - Subject to a CUP review and any required improvements pursuant to Chapter 22.84.

- **No Later than January 1, ~~2031~~ 2029**
 - Uses that are subject to a CUP review pursuant to Chapter 22.84 would be required to be brought into full compliance with all applicable requirements no later than January 1, ~~2031~~ 2029, or at the end of the current grant term for existing permits, or cease operation.

- **Upon Discretionary Permit Renewal or Required New Discretionary Permit**
 - All existing uses that have been operating with an approved appropriate discretionary land use permit would be required to be brought into full compliance upon submission of an application

~~for the renewal of approved~~ the appropriate discretionary land use permits or requirement for a new discretionary permit.

6. Native American Consultation

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The County has begun the consultation process pursuant to Public Resources Code § 21080.3.1. The County submitted a request to the Native American Heritage Council (NAHC) on May 18, 2020, for a list of tribes pursuant to Senate Bill 18. The list was received on May 28, 2020. Notices will be mailed out on June 11, 2020, for Senate Bill 18 and Assembly Bill 52 consultation.

7. Other Public Agencies Whose Approval Is Required

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

SECTION 2 ENVIRONMENTAL ANALYSIS

2.1. AESTHETICS

This analysis evaluates the proposed project’s potential impacts on aesthetics, views, light and glare¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated using information provided in the *Land Use Element, Conservation and Natural Resource* and *Parks and Recreation* Elements of the Los Angeles County General Plan 2035,^{2,3} California Department of Transportation (Caltrans) Scenic Highway System designations,⁴ the Los Angeles County Trails website,⁵ Title 22 Ordinance,⁶ Hillside Management Area Ordinance, Hillside Design Guidelines, and the Rural Outdoor Lighting District Ordinance.

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resource Element (Part VII), Scenic Resources, of the Los Angeles County General Plan 2035. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

³ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Chapter 10: Parks and Recreation Element (Part II), Parkland Classification, of the Los Angeles County General Plan 2035. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch10.pdf

⁴ California Department of Transportation. n.d. The California Scenic Highway System: A List of Eligible (E) and Officially Designated (OD) Routes (by Route). <http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html>

⁵ County of Los Angeles. Accessed May 20, 2020. Trails LA County website. Available at: <https://trails.lacounty.gov/>

⁶ County of Los Angeles Department of Regional Planning. Accessed May 20, 2020. New Title 22 Ordinance. Available at: <http://planning.lacounty.gov/title22>

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

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

Existing Conditions

The County has a diverse visual setting that is composed of natural landform features, the built environments, and compositions of the natural and built environments. The built environments within the unincorporated County reflect extensive developments and includes commercial, residential, industrial, office, institutional, and open space and recreation uses. The Natural environments include coastlines, beaches, hillsides/ridgelines, canyons, creeks, foothills, prominent trees, forests, and watershed areas. There are various scenic resources within the unincorporated County, including scenic landform features, historic buildings, riding/hiking trails, and designated State Scenic highways. Four officially designated State Scenic Highways are located within the County, which include portions of the Angeles Crest Highway, Mulholland Highway, Malibu Canyon - Las Virgenes Highway, and Topanga Canyon Boulevard from Postmile 1 to Postmile 3.5 (see Table 2.1-1, *Officially Designated Scenic Highways in Los Angeles County*, and Figure 2.1-1, *Designated and Eligible California Scenic Highways*). In addition, scenic elements are identified in the Santa Monica Mountains Local Coastal Program as “designated areas that contain exceptionally-scenic features unique not only to the Santa Monica Mountains, but to the Los Angeles County region. These areas are characterized by rare or unique geologic formations, such as large rock outcroppings and sheer canyon walls, as well as coastline viewsheds, undisturbed hillsides and/or riparian or woodland habitat with intact locally-indigenous vegetation and plant communities.”

The Conservation and Natural Resources Element of the County General Plan addresses the preservation of valuable designated scenic areas, vistas, and roadways through the County Scenic Highway Plan, which conforms to the State Scenic Highway Program. The County recognizes that the coastline, mountain vistas, and other scenic features of the region are a significant resource. Other scenic resources identified in the County General Plan include scenic viewsheds, hillsides, and ridgelines. A scenic viewshed is defined as a scenic vista from a given location, such as a highway, a park, a hiking trail, river/waterway, or a particular neighborhood. The Conservation and Natural Resources Element of the County General Plan identifies the scenic hillsides that includes the San Gabriel Mountains, Verdugo Hills, Santa Susana Mountains, Simi Hills, Santa Monica Mountains, and Puente Hills as features that physically define the diverse communities in the County unincorporated areas. The County General Plan designates HMAs for natural slope gradients of 25 percent or steeper, with the intent to conserve the natural beauty and public benefit of hillsides, and Significant Ridgelines within Ridgeline Management Areas to be conserved in order to maintain physical scenic integrity and value of hillside viewsheds. Hillsides are protected by the HMA Ordinance, which was adopted as a component of the County General Plan and requires development in HMAs to comply with the Hillside Design Guidelines in a manner that respects the natural topography and biological resources of the area.^{7,8}

⁷ 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>.

⁸ County of Los Angeles Department of Regional Planning. Accessed 31 March 2020. Hillside Design Guidelines. Available at: <http://planning.lacounty.gov/hma>

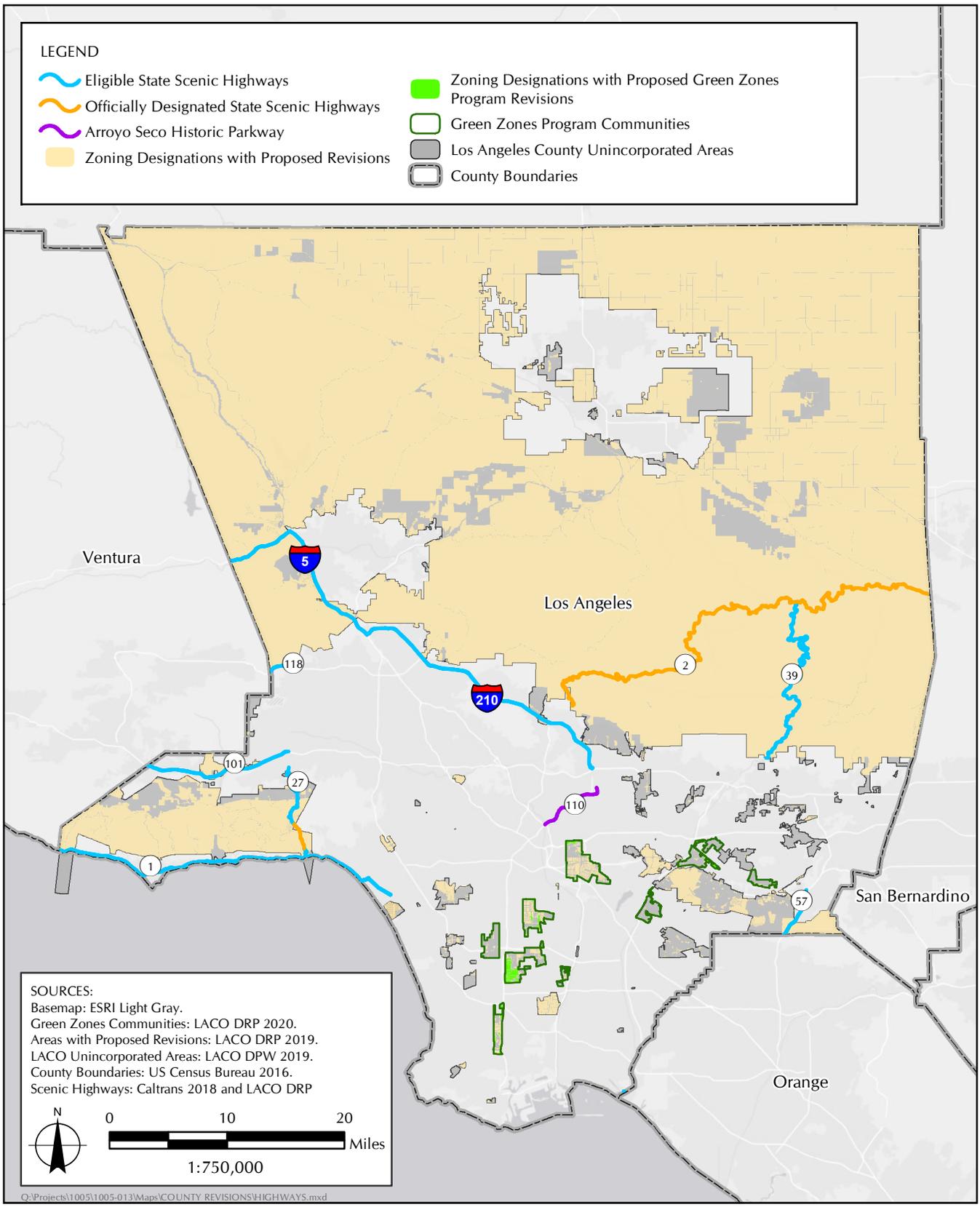


FIGURE 2.1-1
 Designated and Eligible California Scenic Highways

**TABLE 2.1-1
OFFICIALLY DESIGNATED SCENIC HIGHWAYS IN LOS ANGELES COUNTY**

Scenic Highway	State or County Designated	Location
Angeles Crest Highway – Route-2	State	From 2.7 miles north of I-210 to San Bernardino County line
Mulholland Highway (two sections)	County	From CA-1 to Kanan Dume Road From West of Cornell Rd. to East of Las Virgenes Road
Malibu Canyon-Las Virgenes Highway	County	From CA-1 to Lost Hills Road
Topanga Canyon Boulevard	State	From Postmile 1 to Postmile 3.5

SOURCE:

Los Angeles County Department of Regional Planning. Updated April 2017. Los Angeles County General Plan 2035. *Figure 9.7: Scenic Highways*. Available at: http://planning.lacounty.gov/assets/upl/project/gp_2035_2017-FIG_9-7_scenic_highways.pdf
 California Department of Transportation (Caltrans). Accessed May 20, 2020. Scenic Highways Webpage. Available at: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>
 California Department of Transportation (Caltrans). Accessed May 20, 2020. Scenic Highways System List: List of County Officially Highways. Available at: <https://dot.ca.gov/-/media/dot-media/programs/design/documents/od-county-scenic-hwys-2015-a11y.pdf>

Upon review of the County General Plan and the proposed project, the parcels that would be subject to the Green Zone Districts and Storage Enclosures for Recycling and Solid Waste Revisions are located outside the HMA (Figure 2.1-2, *Slope*).⁹ The parcels that would be subject to the Recycling and Waste Management Revisions within the HMAs are located in the Whittier Hills and north of the City of Santa Clarita. Based on the *Hillside Management Areas and Ridgeline Management Map* in the County General Plan, no County designated significant ridgelines are located within the Green Zone Districts, but the Green Zone Districts are within HMAs of both 25–50 percent slope and 50 percent-plus slope (Figure 2.1-2).¹⁰

Threshold of Significance

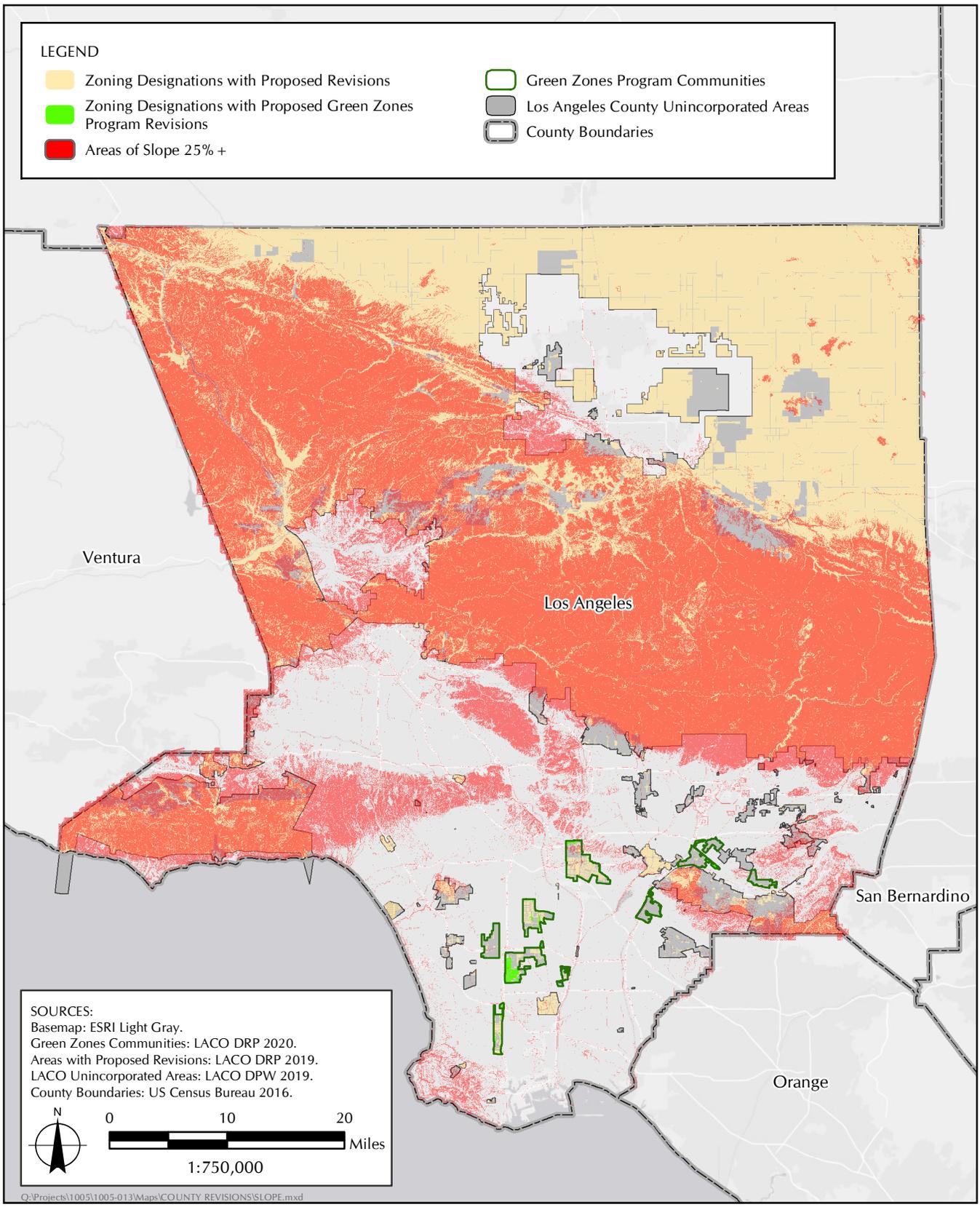
The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. A substantial adverse effect on a scenic vista would normally occur as a result of a physical change in the environment that blocks views or results in visual blight that degrades a scenic vista.

Impact Analysis

The potential for impacts to aesthetics has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*; Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in a substantial adverse effect on a scenic vista 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 (see Table 1.IV-2).

⁹ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

¹⁰ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>



LEGEND

- Zoning Designations with Proposed Revisions
- Zoning Designations with Proposed Green Zones Program Revisions
- Areas of Slope 25% +
- Green Zones Program Communities
- Los Angeles County Unincorporated Areas
- County Boundaries

SOURCES:
 Basemap: ESRI Light Gray.
 Green Zones Communities: LACO DRP 2020.
 Areas with Proposed Revisions: LACO DRP 2019.
 LACO Unincorporated Areas: LACO DPW 2019.
 County Boundaries: US Census Bureau 2016.

N
 0 10 20
 Miles
 1:750,000



FIGURE 2.1-2
 Slope

Element 1 – Green Zone Districts

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to a scenic vista from designated scenic highways because they would neither block the view or create visual blight. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and limited parking, signage, tree planning and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts and to future entitlements subject to a CUP, for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within ~~the~~ 3 to 7 40 years of adoption of the Ordinance. The potential improvements within the Green Zone Districts would not block views from the nearest designated scenic highway due to distance (at least 14 miles away), intervening urban development, and topography. In the case of updated standards proposed for existing industrial uses, the construction of these measures would not differ substantially from existing conditions. Additionally, the new standards such as solid walls and tree plantings would improve the visual quality of the area and avoid rather than create visual blight from any scenic vista point, scenic highways, or historic parkways due.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to a scenic vista within HMAs. None of the Green Zone Districts are located within the areas designated at HMAs within the County General Plan. The proposed project would have no impact on the quality of these hillsides as a scenic resource, as the Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines.¹¹ Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to a scenic vista. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to a scenic vista because they would neither block existing views nor create visual blight. Currently the zoning and land use designations defined as sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses the zones where they are located. The existing ~~land use designation have zoning designations include~~ development standards related applicable to the land use designation and zoning; however above listed sensitive uses. However, the Ordinance expands those requirements to include new development where properties are adjacent, or adjoining to industrial, recycling or solid waste, or vehicle-related uses requiring the use of solid wall screening, expanded landscaping buffers between incompatible uses, standards for window, placement of balconies, and air filtration devices, (see Table 1.IV-2). These measures would be required where the Title 22 Ordinance

¹¹ 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

implements new development standards for new sensitive uses, such as ~~In the case of updated 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 adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.~~ In the case of new development standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would be visible from scenic vista points and scenic corridors. 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, would not 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.

The proposed New Sensitive Uses would have no impact on the quality of these hillsides as a scenic resource, as the development standards for New Sensitive Uses within the HMAs would be required to comply with the HMA Ordinance and Hillside Design Guidelines, in particular landscaping barriers, enclosures, fencing, solid walls, signage, and lighting.¹² The use of air filtration systems would 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, 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.¹³ Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts to a scenic vista. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impact to a scenic vista. These revisions affect parcels located within HMAs of both 25–50 percent slope and 50 percent-plus slope, as well as key ridgelines in areas such as Puente Hills, Castaic, the Santa Monica Mountains, and the Angeles National Forest.¹⁴ The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The project would allow for new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with state requirements. The new development standards and/or more stringent entitlement processes for future entitlements would be subject to a CUP, an MCUP, and/or an SPR, for the proposed revisions, that include construction improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, lighting, building height restrictions, vehicle circulation, and storage of materials as well as cleaning and maintenance standards. These construction improvement features are already subject to current development standards as identified in the project description (Table 1.IV-1). ~~The proposed revisions would prohibit all these uses from HMAs such as automobile dismantling yards, Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs. Solid waste landfills and inert debris landfills would be prohibited in FEMA Flood Zones and County Floodways, and anaerobic digestion, construction and demolition, inert debris processing, recycling conversion technology, and combustion and non-combustion biomass conversion organic waste facilities would be prohibited in ARAs.~~ Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in relation to scenic vistas.

The proposed Recycling and Waste Management Revisions would screen from view incompatible land uses. The revisions would require waste, compost, and recyclable materials to be stored in receptacles, which would be located in the same enclosure. Storage areas would have a vertical dimension of 8 feet; however, when located outside of a building,

¹² 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

¹³ 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.

¹⁴ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

storage areas would be located in the rear portion of the lot. Additionally, recycling and solid waste storage areas including Supermarket Accessory Recycling Collection Centers would be maintained in a clean, litter-free condition. Waste receptacles and enclosures would improve the waste management of industrial, commercial, and other facilities so that waste is more organized and out of view. The proposed revisions pertain to standards, conditions, and procedures that support and facilitate the development of recycling collection centers as an accessory use to an existing supermarket in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment (Chapter 22.140.660.710). The revisions apply to Commercial Zones (C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU), Mixed Used Zones (MXD, MXD-RU) and Industrial Zones.

In regard to scenic vistas associated with scenic highway corridors, parcels that are subject to proposed 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 of the County of Los Angeles General Plan: Angeles Crest Highway, Mulholland Highway, and Malibu Canyon-Las Virgenes Highway.¹⁵ Despite the location of subject parcels in relation to scenic highways, parcels subject to the Recycling and Waste Management Revisions, would not have a significant adverse impact on scenic vistas because they would not block views of resources for which the scenic highways were designated. Rather than blocking views, the Recycling and Waste Management Revisions would ensure that materials and equipment staged within such centers would be screened from view. 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.

The proposed program would have no adverse effect on the scenic characteristics of the key ridgelines in areas such as Puente Hills, Castaic, the Santa Monica Mountains, and the Angeles National Forest, as the Recycling and Waste Management Revisions would comply with the HMA Ordinance and, Hillside Design Guidelines, the County of Los Angeles All-Hazard Mitigation Plan (AHMP), and fire prevention codes and regulations that help preserve, protect, and enhance the physical integrity and value of hillsides and associated views. The goals of the HMA Ordinance coupled with the Hillside Design Guidelines identify the proposed development location in or near HMAs and use sensitive hillside design techniques for keeping with the preservation and enhancement of physical site integrity and value of hillsides that would apply to all allowable uses governed by the Recycling and Waste Management Revisions. The measures proposed by the project 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.^{16, 17} Rather than resulting in blight, the Recycling and Waste Management Revisions would ensure that materials and equipment staged within such centers would not be visible from adjacent public rights-of-way, thus protecting scenic vistas within HMAs. In addition, the County's AHMP identify Fire Hazard Areas and aims at protection and risk reduction from natural hazards such as earthquakes, wildfires, floods, and landslides through the use of hazard management goals, guidelines, and requirements.

The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Currently developed Supermarkets in urbanized locations would be permitted in areas of the county where permitting is already required. The County regulates these facilities based on California Department of Resources Recycling and Recovery (CalRecycle) standards.¹⁸ These Supermarket Accessory Recycling Collection Centers within zones C-1, C-2, C-3, C-M as well as all industrial zones must comply with CalRecycle requirements. The County regulates these facilities based on CalRecycle standards.¹⁹ These uses must comply with existing development standards including property line

¹⁵ 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

¹⁶ 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>.

¹⁷ County of Los Angeles Department of Regional Planning. Accessed 31 March 2020. Hillside Design Guidelines. Available at: <http://planning.lacounty.gov/hma>

¹⁸ County of Los Angeles Department of Regional Planning. November 3, 2008. Memorandum: Subdivision & Zoning Ordinance Standards for Accessory Recycling Collection Centers.

¹⁹ County of Los Angeles Department of Regional Planning. November 3, 2008. Memorandum: Subdivision & Zoning Ordinance Standards for Accessory Recycling Collection Centers.

and residential use setback standards; pedestrian or vehicular access and circulation standards, parking standards, signage standards, maintenance and operations standards, enclosure standards including solid wall screening where certain facilities are not enclosed, and building height and screening standards. The CalRecycle requirements are used to meet the County's waste diversion goals. The proposed revisions would allow these uses in the C-MJ, C-R, C-RU, MXD, and MXD-RU designated zones.

The project already complies with CalRecycle requirement within HMAs such as automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities. In addition, development standards already require that recycling collection centers as an accessory to supermarkets be kept in good condition and would not result in an adverse impact such that the visual quality of a corridor viewshed from an adjacent scenic highway would be impacted. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts as it pertains to scenic vistas.

The development standards and measures for the Recycling and Waste Management Revision, including Supermarket accessory recycling collection centers, would improve the visual quality of the industrial, commercial, and other facilities along a County-recognized state scenic highway corridor and would not require the use of landscaping barriers such as trees, fencing, or solid walls for screening purposes. Therefore, the Recycling and Waste Management Revisions, including Supermarket accessory recycling collection centers, would result in less than significant impacts on scenic vistas. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to a scenic vista. These existing uses are subject to the current development standards within of the zones that they reside in. The revisions would add additional requirement such as enclosure wall height with roof, paving, cleaning and maintenance, distance requirements from adjoining doorways or windows, and clearances and circulation standards. The existing uses are subject to the current development standards as required per zone and the new requirements would only apply to new development as well as expansion of existing development in addition to the current standards.

Any new development would be subject to development requirement of HMAs. These revisions contain HMAs of both 25–50 percent slope and 50 percent-plus slope, as well as significant ridgelines in areas such as Castaic.²⁰ However, the proposed program would have no impact on the quality of these hillsides as a scenic resource, as the Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines that help preserve and enhance the physical integrity of scenic values. In regard to scenic vistas along scenic highway corridors, the proposed Storage Enclosures for Recycling and Solid Waste Revisions are directly adjacent to two of the four state scenic highway corridors identified in the County General Plan 2035; Angeles Crest Highway and Malibu Canyon-Las Virgenes Highway.²¹

Despite its location next to a County-recognized state scenic highway, these revisions would not have a significant adverse impact on scenic vistas. The Storage Enclosures for Recycling and Solid Waste Revisions pertain to standards, conditions, and procedures that support and facilitate the development and containment of onsite storage as a primary use to an existing collection facility in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment (Chapter 22.140-660.710). The revisions apply to Commercial Zones (R-3, R-4, RPD, C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU), Mixed Used Zones (MXD, MXD-RU) and Industrial Zones (M-1, M-1.5, M-2, M-2.5). These revisions would require waste, compost, and recyclable materials to be stored in receptacles, which would be located in the same enclosure. Storage areas would have a vertical dimension of 8 feet; however, when located outside of a building, storage areas would be located in the rear portion of the lot. Additionally, recycling and solid waste storage areas would be maintained in a clean, litter-free condition. Waste receptacles and enclosures would improve the waste management of industrial, commercial, and other facilities so that waste is more organized and out of view.

²⁰ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

²¹ 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

The construction of a storage enclosure would not substantially alter the existing conditions such that the viewshed from one of the County-recognized state scenic corridors would be impacted. This Chapter of Title 22 would ensure that enclosed rooms or storage areas are intended to store, collect, and load recyclable and organic waste that is generated by the uses served and that the storage enclosures are safely accessible by building occupants and waste and recycling haulers. In addition, the development standards for a storage enclosure include a maximum total area of 500 square feet and a minimum setback of 10 feet from all property lines, structures, a public right of way, and driveways. The recyclable materials would be deposited and stored in containers that have lids and are made of metal, and the containers would be maintained in good condition with no structural damage, holes, visible rust, or graffiti. Title 22 identifies that existing storage enclosures would be located within a 500-foot radius of a lot containing sensitive uses and are allowed continued operation with a CUP. Therefore, storage enclosures as accessory enclosures would not result in a substantial change, in addition to the development standards which require them to be kept in good condition. As such, the revisions would not result in an adverse impact such that the visual quality of a view from an adjacent County-recognized state scenic vista or corridor would be impacted. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts. No further analysis is warranted.

b) Be visible from or obstruct views from a regional riding, hiking, or multi-use trail?

The proposed program would 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. Although the proposed program would potentially be visible from nearby existing regional trails, it would not obstruct views due to intervening topography, trees, shrubs, and urban development as well as the small scale and height of the proposed facilities that would be visible from a distance.

Existing Conditions

The *Park and Recreation* Element of the County General Plan²² and County trails website were reviewed to identify existing regional trails in the unincorporated areas of Los Angeles County.^{23,24} Due to the adjacency of the unincorporated areas to the national forest, the County trails website was augmented with information from the Angeles National Forest Land Management Plan.²⁵ There are over 2,000 miles of regional trails in Los Angeles County, including a portion of the Pacific Crest National Scenic Trail (PCT) and trails managed by the National Park Service, California State Parks, the Santa Monica Mountains Conservancy, the Mountains Recreation and Conservation Authority, the Mountains Restoration Trust and the Catalina Island Conservancy, and the County of Los Angeles (Figure 2.1-3, *Regional Trails*).²⁶ The PCT, which extends approximately 2,650 miles from the Mexican-California border northward along the mountain ranges of the West Coast states to the Canadian-Washington border, was designated as a national scenic trail with the original establishment of the National Trails System Act and is identified by the United States Department of Agriculture: Forestry Service (USFS). In Los Angeles County, the PCT is located primarily within the Angeles National Forest, generally at a distance from industrial land uses (see Figure 2.1-3).²⁷

²² Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Chapter 10: Parks and Recreation Element (Part II), Parkland Classification, of the Los Angeles County General Plan 2035. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch10.pdf

²³ County of Los Angeles Department of Parks and Recreation. Accessed May 20, 2020. Trails LA County. <https://trails.lacounty.gov/Trail/List>

²⁴ County of Los Angeles Department of Parks and Recreation. Accessed May 20, 2020. Trails LA County. <https://trails.lacounty.gov/AboutUs>

²⁵ U.S. Forest Service. Accessed May 20, 2020. Angeles National Forest: Land Management Planning. <https://www.fs.usda.gov/main/angeles/landmanagement/planning>

²⁶ County of Los Angeles Department of Parks and Recreation. Accessed May 20, 2020. Trails LA County. <https://trails.lacounty.gov/AboutUs>

²⁷ United States Department of Agriculture: Forest Service. Accessed May 21, 2020. Pacific Crest Trail. Available at: <https://www.fs.usda.gov/pct/>

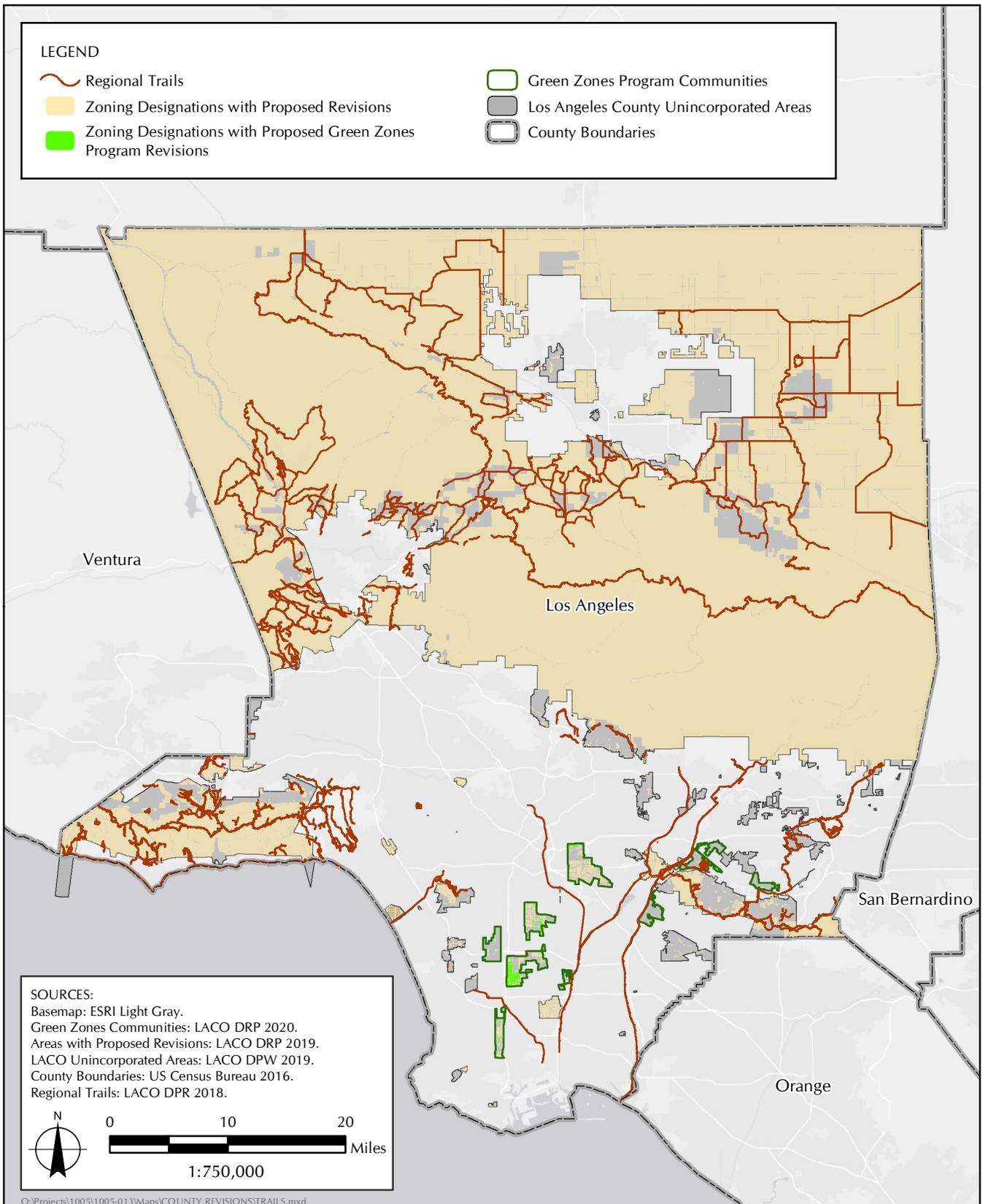


FIGURE 2.1-3
Regional Trails

As identified in the County's Trails Manual, vistas are a visually exciting composition that occurs when a trail sets up an interesting combination of foreground and background views where trails introduce scenic views with a sense of layering and give views a sense of depth.²⁸ Furthermore, in planning, trails are designed to accommodate potential trail users, their needs, and conditions. Where attainable, "trails should be located adjacent to already accessible trailheads and or accessible recreational elements, such as parks. It is also important to locate accessible trails that reach highly used destinations areas as waterfalls, scenic vistas, or other points of interest."²⁹ Consistent with the measures required pursuant to the Green Zones District, the County Trails Manual also recommends that where trails are located adjacent to developed properties the use of fencing, walls, and landscapes materials to screen trail view of incompatible adjacent land uses should be used so as "to create aesthetically pleasing visual barrier to developed land uses not intended to be publicly accessible." Other trail recommended features include lighting, trail barriers, trail gates, kiosks, and other landscaping and revegetation along trails.³⁰

Approximately 15 percent of the 2,000 miles of regional trails in the County are located in areas within urbanized areas of the County that experience nighttime light from street lighting, vehicles on roads, and security lights on structures and buildings. Approximately 85 percent of trails are located in rural areas of the County afforded protection from light pollution pursuant to the County's Rural Outdoor Lighting Districts. County trails are available for use between dusk and dawn, nighttime uses require special use permit authorization from the County Department of Parks and Recreation and are infrequent in nature.

Thresholds of Significance

A substantial adverse effect on a regional riding, hiking, or multi-use trail would normally occur as a result of a physical change in the environment that would obstruct designated views, as defined in the County trails manual.

Impact Analysis

The potential for impacts to aesthetics has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts related to obstructing designated views from a regional riding, hiking, or multi-use trail. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and limited parking, signage, tree planning and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 ~~28~~ parcels are proposed for a zone change from M-2, to

²⁸ County of Los Angeles Department of Parks and Recreation. Revised June 2013. County of Los Angeles Trails Manual. Available at: <https://trails.lacounty.gov/Library>

²⁹ County of Los Angeles Department of Parks and Recreation. Revised June 2013. County of Los Angeles Trails Manual. Available at: <https://trails.lacounty.gov/Library>

³⁰ County of Los Angeles Department of Parks and Recreation. Revised June 2013. County of Los Angeles Trails Manual. Available at: <https://trails.lacounty.gov/Library>

M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts and to future entitlements subject to CUP, for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within ~~the 3 to 7~~ 40 years of adoption of the Ordinance. The area affected by the proposed Green Zone Districts does not hinder visibility or obstruct views from the PCT or any of the County's existing or proposed trails identified in the USFS and the County General Plan 2035 trail system or existing regional trails identified on the Trails LA County Website,^{31,32,33} due to distance, intervening topography, and the scale and height of the proposed facilities, the proposed program. Based on the County General Plan 2035, the HMA Ordinance and Hillside Design Guidelines, the improvements required from the Green Zone Districts within the urban fabric would not obstruct designate view from national or regional trails.³⁴ The proposed revisions to the development standards that have the potential 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 (see Table 1.IV-2). Furthermore, consistent with the measures required pursuant to the Green Zones District, the County trails manual recommends the use of fencing, walls, and landscapes materials to screen trail view of incompatible adjacent land uses. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would be consistent with the County Trails Manual and would result in less than significant impacts to related to obstructing designated views from a regional riding, hiking, or multi-use trail. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts related to obstructing designated views from a regional riding, hiking, or multi-use trail. Currently the zoning and land use designations defined as sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses the zones where they are located. The existing ~~land use designation have zoning designations include~~ development standards related applicable to the land use designation and zoning; however above listed sensitive uses. However, the Ordinance expands those requirements to include new development where properties are adjacent, or adjoining to industrial, recycling or solid waste, or vehicle-related uses requiring the use of solid wall screening expanded landscaping buffers between incompatible uses, standards for window, placement of balconies, and air filtration devices, (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near existing and proposed industrial, recycling and solid~~

³¹ United States Department of Agriculture: Forest Service. Accessed May 21, 2020. Pacific Crest Trail. Available at: <https://www.fs.usda.gov/pct/>

³² 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>

³³ County of Los Angeles Department of Parks and Recreation. Accessed May 20, 2020. Trails LA County. <https://trails.lacounty.gov/AboutUs>

³⁴ 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

~~waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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, ~~in close proximity adjacent to or adjoining legally-established,~~ existing industrial, ~~recycling or solid waste, or vehicle-related~~ uses. The *Park and Recreation Element* of the County General Plan defines trails as parks.³⁵ In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would hinder visibility or obstruct views from the PCT or any of the County's existing or proposed trails as identified in the USFS, the County General Plan, or the Trails LA County Website.^{36,37,38} The proposed revisions to the development standards with potential to result in physical changes in the environment that might be visible from and alter the visual character views from the trails include 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 (see Table 1.IV-2). Furthermore, consistent with the measures required pursuant to the Green Zones District, the County trails manual recommends the use of fencing, walls, and landscapes materials to screen trail view of incompatible adjacent land uses. These measures to reduce the incompatibility of new sensitive uses, such as trails, with existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, would not be a visible difference from a trail system towards the Sensitive Uses with intervening urban development and topography.

Although some measures required to protect New Sensitive Uses may be visible, the specified measures would result in less than significant impacts related to obstructing designated views from a regional riding, hiking, or multi-use trail as such measures are compatible with the design guidelines articulated in the County Trails Manual. The County Trails Manual specifically recommends the use of landscaping barriers, enclosures, fencing, and solid walls to screen incompatible adjacent land uses.³⁹ The Ordinance regulates signs on public rights-of-way. The use of signs would 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 urban land uses such as existing and proposed industrial, recycling and solid waste, or vehicle-related uses. Lighting requirements would 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.⁴⁰ The use of air filtration systems would 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.⁴¹ Therefore, the new development standards for New Sensitive Uses near industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to visibility from or obstructing views from a regional riding, hiking, or multi-use trail. No further analysis is warranted.

³⁵ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Chapter 10: Parks and Recreation Element (Part II), Parkland Classification, of the Los Angeles County General Plan 2035. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch10.pdf

³⁶ United States Department of Agriculture: Forest Service. Accessed May 21, 2020. Pacific Crest Trail. Available at: <https://www.fs.usda.gov/pct/>

³⁷ 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>

³⁸ County of Los Angeles Department of Parks and Recreation. Accessed May 20, 2020. Trails LA County. <https://trails.lacounty.gov/AboutUs>

³⁹ 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

⁴⁰ 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_CH22.80R UOULIDI

⁴¹ 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.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to being visible from or obstructing from a regional riding, hiking, or multi-use trail. These revisions affect parcels located within HMAs of both 25–50 percent slope and 50 percent-plus slope, as well as key ridgelines in areas such as Puente Hills, Castaic, the Santa Monica Mountains, and the Angeles National Forest.⁴² The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The project would allow for new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with state requirements. The new development standards and/or more stringent entitlement processes for future entitlements would be subject to a CUP, an MCUP, and/or an SPR, for the proposed revisions, that include construction improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials as well as cleaning and maintenance standards. These construction improvement features are already subject to current development standards as identified in the project description (Table 1.IV-1). ~~The proposed revisions would prohibit all these uses from HMAs such as automobile dismantling yards~~ Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs. Solid waste landfills and inert debris landfills would be prohibited in FEMA Flood Zones and County Floodways, and anaerobic digestion, construction and demolition, inert debris processing, recycling conversion technology, and combustion and non-combustion biomass conversion organic waste facilities would be prohibited in ARAs. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in relation to visibility or obstruction of trails.

The proposed Recycling and Waste Management Revisions would screen from view incompatible land uses. The revisions would require waste, compost, and recyclable materials to be stored in receptacles, which would be located in the same enclosure. Storage areas would have a vertical dimension of 8 feet; however, when located outside of a building, storage areas would be located in the rear portion of the lot. Additionally, recycling and solid waste storage areas including Supermarket Accessory Recycling Collection Centers would be maintained in a clean, litter-free condition. Waste receptacles and enclosures would improve the waste management of industrial, commercial, and other facilities so that waste is more organized and out of view. The proposed revisions pertain to standards, conditions, and procedures that support and facilitate the development of recycling collection centers as an accessory use to an existing supermarket in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment (Chapter 22.140-660.710). The revisions apply to Commercial Zones (C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU), Mixed Used Zones (MXD, MXD-RU) and Industrial Zones.

In regards to visibility or obstruction of trails, the parcels that are subject to the proposed Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, are near a national trail (PCT) and existing or proposed county trails as identified in the USFS, the County General Plan 2035, or the Trails LA County Website.^{43,44,45} However, the proposed recycling and waste management revisions would not have a significant adverse impact on the visibility from trails, as it would not be visible despite the location of subject parcels in relation to the trails due to intervening topography, vegetation, urban development, and the scale and height of the proposed facilities from a distance. Rather than obstructing views, the project would ensure that materials and equipment staged within such centers would be screened from view. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in relation to visibility or obstruction of trails.

⁴² Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

⁴³ United States Department of Agriculture: Forest Service. Accessed May 21, 2020. Pacific Crest Trail. Available at: <https://www.fs.usda.gov/pct/>

⁴⁴ 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>

⁴⁵ County of Los Angeles Department of Parks and Recreation. Accessed May 20, 2020. Trails LA County. <https://trails.lacounty.gov/AboutUs>

The proposed Recycling and Waste Management Revisions would screen from view incompatible land uses. The revisions would require waste, compost, and recyclable materials to be stored in receptacles, which would be located in the same enclosure. Storage areas would have a vertical dimension of 8 feet; however, when located outside of a building, storage areas would be located in the rear portion of the lot. Additionally, recycling and solid waste storage areas including Supermarket Accessory Recycling Collection Centers would be maintained in a clean, litter-free condition. Waste receptacles and enclosures would improve the waste management of industrial, commercial, and other facilities so that waste is more organized and out of view. The proposed revisions pertain to standards, conditions, and procedures that support and facilitate the development of recycling collection centers as an accessory use to an existing supermarket in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment (Chapter 22.140.660.710). The revisions apply to Commercial Zones (C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU), Mixed Used Zones (MXD, MXD-RU) and Industrial Zones.

The project within HMAs would comply with the HMA Ordinance and Hillside Design Guidelines, in particular with construction improvement including landscaping barriers, enclosures, fencing, solid walls, paving, signage, lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials as well as cleaning and maintenance standards.⁴⁶ These construction improvement features are already subject to current development standards as identified in the project description (Table 1.IV-1). These revisions would not have a significant adverse impact on the visibility or obstruction of views from the trail. Additionally, should the subject properties fall within an HMA, the revisions would have no impact on the visibility or obstruction of views of the trails, as it would comply with the HMA Ordinance and Hillside Design Guidelines in providing screening from trails.⁴⁷ The subject properties would also comply with the County's AHMP should they fall within an HFHSZ or VHFHSZ and likewise compliance with the FEMA flood zone and the County's floodway regulations and requirements within flood zone areas.

The proposed program would result in the improvement of the views of the trails system, as it would improve the visual quality of existing industrial, commercial, and other land uses. These revisions would require waste, compost, and recyclable materials to be stored in receptacles, which would be located in the one comprehensive enclosure. Storage areas would have a vertical dimension of 8 feet; however, when located outside of a building, storage areas would be located in the rear portion of the lot. Additionally, recycling and solid waste storage areas would be maintained in a clean, litter-free condition. Waste receptacles and enclosures would improve the waste management of industrial, commercial, and other facilities so that waste is more organized and out of view. These development standards and measures would improve the visual quality of the industrial, commercial, and other facilities along any hillside regional trails system. Therefore, the Recycling and Waste Management Revisions would result in less than significant impacts. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to visibility from or obstructing views from a regional riding, hiking, or multi-use trail. These existing uses are subject to the current development standards within of the zones that they reside in. The revisions would add additional requirement such as enclosure wall height with roof, paving, cleaning and maintenance, distance requirements from adjoining doorways or windows, and clearances and circulation standards. The existing uses are subject to the current development standards as required per zone and the new requirements would only apply to new development as well as expansion of existing development in addition to the current standards.

Any new development would be subject to development requirement of HMAs. These revisions contain HMAs of both 25–50 percent slope and 50 percent-plus slope, as well as significant ridgelines in areas such as Castaic.⁴⁸ The proposed program would have no impact on the visibility or obstruction of views from these hillside regional trail systems as it would not be visible due to intervening topography, vegetation, urban development, and the scale and height of the

⁴⁶ 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

⁴⁷ 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

⁴⁸ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

proposed facilities from a distance. Furthermore, the Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines, in particular with landscaping barriers, enclosures, fencing, solid walls, signage, and lighting to provide further screening of the proposed program.⁴⁹ In regard to national or county-wide trails, subject properties for the proposed Storage Enclosures for Recycling and Solid Waste Revisions including supermarkets are directly adjacent to a national scenic trail (PCT) and existing or proposed county trails as identified in the USFS, the County General Plan 2035, or the Trails LA County Website.^{50,51,52} Despite its location next to national or county trails, these revisions would not have a significant adverse impact to visibility from or obstruction from a trail. The Storage Enclosures for Recycling and Solid Waste Revisions to the Ordinance pertain to standards, conditions, and procedures that support and facilitate the development and containment of onsite storage as a primary use to an existing collection facility in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment (Chapter 22.140-660.710). The revisions apply to Commercial Zones (C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU), Mixed Used Zones (MXD, MXD-RU) and Industrial Zones.

The construction of an onsite storage enclosure would not substantially alter the existing conditions such that the view from a national or county trail would be impacted. The storage would be required to have view-obstructing fence or wall enclosures which the height of the stored items could not exceed and thereby would not damage visibility or visual value of a trail system. The development standards for storage enclosures within a recycling and solid waste facility, located outside of a building, shall be at least 8 feet tall and placed in the rear portion of the lot or adjacent to an alley, where applicable. The storage enclosure shall not obstruct or encroach into parking spaces, landscape areas, pedestrian or vehicular circulation, or other areas per County Fire and Building codes and in adherence with the HMA ordinance and Hillside Design Guidelines. Municipal solid waste, recyclables, and compostable material containers would 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 would be deposited and stored in containers that have lids and are made of metal, and the containers would be maintained in a clean and litter-free condition with no structural damage, holes, visible rust, or graffiti. The storage areas would be required to be accessible to residents, employees, and haulers at all times. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would not result in a substantial change, in addition to the development standards which require them to be kept in good condition and in nonvisible locations. As such, the addition of Storage Enclosures for Recycling and Solid Waste Revisions would not result in an adverse impact such that the visibility or obstruction from an adjacent national or county trail would be impacted. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts. No further analysis is warranted.

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

Existing Conditions

There are four scenic highways in the County of Los Angeles. The Conservation and Natural Resources Element of the County General Plan 2035, which was adopted in 2015, identifies four state scenic highways (Table 2.1-1).⁵³ However, only two are state designated, and both were designated by Caltrans. The two state scenic highways include the Angeles Crest Highway and the Topanga Canyon Boulevard (see Table 2.1-1).⁵⁴ These scenic highways travel through both

⁴⁹ 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

⁵⁰ United States Department of Agriculture: Forest Service. Accessed May 21, 2020. Pacific Crest Trail. Available at: <https://www.fs.usda.gov/pct/>

⁵¹ 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>

⁵² County of Los Angeles Department of Parks and Recreation. Accessed May 20, 2020. Trails LA County. <https://trails.lacounty.gov/AboutUs>

⁵³ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element (Part VII), Scenic Resources, of the Los Angeles County General Plan 2035. Available at http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

⁵⁴ California Department of Transportation (Caltrans). Accessed May 20, 2020. Scenic Highways Webpage. Available at: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

incorporated cities and unincorporated areas of the County, including within the vicinity of areas subject to the Ordinance.

Upon review of the County's General Plan and the proposed program, the parcels that would be subject to the Green Zone Districts and Storage Enclosures for Recycling and Solid Waste Revisions are located outside the HMA (Figure 2.1-2).⁵⁵ The parcels that would be subject to the Recycling and Waste Management Revisions within the HMAs are located in the Whittier Hills and north of the City of Santa Clarita. Based on the *Hillside Management Areas and Ridgeline Management Map* in the County General Plan, no County designated significant ridgelines are located within the Green Zone Districts, but the Green Zone Districts are within HMAs of both 25–50 percent slope and 50 percent-plus slope (Figure 2.1-2).⁵⁶

Threshold of Significance

A substantial adverse effect on scenic resources within a state designated scenic highway would normally occur as a result of removing the resources that define the view from the scenic highway such as trees, rock outcroppings, and historic buildings.

Impact Analysis

The potential for impacts to aesthetics has been evaluated in relation to the five elements of the Green Zones Program and the areas within the unincorporated areas of the County that are subject to revisions in development standards resulting from the proposed program (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the potential for the incremental changes to the physical environment as a result of new and/or revised development standards to result in the removal trees, rocks, or historic buildings that comprise the defining features for which either of two State scenic highways were designated.

Element 1 – Green Zone Districts

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to a scenic resources within designated scenic highways because they would not alter the quality of the existing development standard within a state scenic highway corridor nor would 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and limited parking, signage, tree planning and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts and to future entitlements subject to CUP, for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within ~~the 3~~ to 7 ~~40~~ years of adoption of the Ordinance. There are no

⁵⁵ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

⁵⁶ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

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 proposed Green Zone Districts. The Green Zone Districts would not alter the visual quality or character or scenic integrity because the proposed improvements are located a distance of at least 14 miles away from the nearest designated scenic highway. As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, and lighting as measures to decrease impacts to surrounding sensitive uses (Chapter 22.84). These measures would be required where the Ordinance implements new development standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities such that they would be visible from a scenic highway corridor. These measures would avoid rather than create visual blight from scenic resources, scenic highways, or historic parkways due to distance, intervening urban development, vegetation, and topography.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to scenic resources within a state scenic highway located within HMAs. None of the Green Zone Districts are located within the areas designated at HMAs within the County General Plan. The proposed program would have no impact on the quality of these hillsides as a scenic resource, as the Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines.⁵⁷ Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to a scenic resources. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to aesthetics in relation to substantial damage to scenic resources within a state scenic highway. Currently the zoning and land use designations defined as sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses, the zones where they are located. The existing ~~land use designation have zoning designations include~~ development standards related applicable to the land use designation and zoning; however above listed sensitive uses. However, the Ordinance expands those requirements to include new development where properties are adjacent, or adjoining to industrial, recycling or solid waste, or vehicle-related uses requiring the use of solid wall screening expanded landscaping buffers between incompatible uses, standards for window, placement of balconies, and air filtration devices, (see Table 1.IV-2). 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 proposed New Sensitive Uses near industrial, recycling and solid waste, or vehicle-related uses.

~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new 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, in close proximity adjacent to or adjoining legally-established existing industrial, recycling or solid waste, or vehicle-related uses.~~

The proposed New Sensitive Uses would have no impact on the quality of these hillsides as a scenic resource, as the development standards for New Sensitive Uses within the HMAs would be required to comply with the HMA Ordinance and Hillside Design Guidelines, in particular landscaping barriers, enclosures, fencing, solid walls, signage, and lighting.⁵⁸ The use of air filtration systems would not result in visual blight, as the County requires that such system

⁵⁷ 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

⁵⁸ 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

be screened from view from the public right of way and from the ground level of adjacent properties. Per Green Zones 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.⁵⁹

In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would be visible from scenic vista points and scenic corridors. 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, would not be a visible difference in the view from any scenic highways or historic parkways due to distance, intervening urban development, vegetation, and topography. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses near industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to scenic resources. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to aesthetics in relation to substantial damage to scenic resources within a state scenic highway. These revisions affect parcels located within HMAs of both 25–50 percent slope and 50 percent-plus slope, as well as key ridgelines in areas such as Puente Hills, Castaic, the Santa Monica Mountains, and the Angeles National Forest.⁶⁰ The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The project would allow for new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with state requirements. The new development standards and/or more stringent entitlement processes for future entitlements would be subject to CUP, MCUP, and/or SPR, for the proposed revisions, that include construction improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials as well as cleaning and maintenance standards. These construction improvement features are already subject to current development standards as identified in the project description (Table 1.IV-1). ~~The proposed revisions would prohibit all these uses from HMAs such as automobile dismantling yards~~ Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in relation to scenic resources.

The proposed Recycling and Waste Management Revisions would screen from view incompatible land uses. The revisions would require waste, compost, and recyclable materials to be stored in receptacles, which would be located in the same enclosure. Storage areas would have a vertical dimension of 8 feet; however, when located outside of a building, storage areas would be located in the rear portion of the lot. Additionally, recycling and solid waste storage areas including Supermarket Accessory Recycling Collection Centers would be maintained in a clean, litter-free condition. Waste receptacles and enclosures would improve the waste management of industrial, commercial, and other facilities so that waste is more organized and out of view. The proposed revisions pertain to standards, conditions, and procedures that support and facilitate the development of recycling collection centers as an accessory use to an existing supermarket in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment (Chapter 22.140.660.710). The revisions apply to Commercial Zones (C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU), Mixed Used Zones (MXD, MXD-RU) and Industrial Zones.

⁵⁹County 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.

⁶⁰ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

The revisions would not have a significant adverse impact on the state scenic highway corridor. The Recycling and Waste Management Revisions, including Supermarket Accessory Recycling Collection Centers, per development improvement regulations ensures 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. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial, commercial, and other uses such that a view from a state scenic highway would be impacted.

The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Currently developed Supermarkets in urbanized locations would be permitted in areas of the County where permitting is already required. The County regulates these facilities based on CalRecycle standards.⁶¹ These Supermarket Accessory Recycling Collection Centers within zones C-1, C-2, C-3, C-M as well as all industrial zones must comply with CalRecycle requirements. The County regulates these facilities based on CalRecycle standards.⁶² These uses must comply with existing development standards including property line and residential use setback standards; pedestrian or vehicular access and circulation standards, parking standards, signage standards, maintenance and operations standards, enclosure standards including solid wall screening where certain facilities are not enclosed, and building height and screening standards. The CalRecycle requirements are used to meet the County's waste diversion goals. The proposed revisions would allow these uses in the C-MJ, C-R, C-RU, MXD, and MXD-RU designated zones.

The project already complies with CalRecycle requirement within HMAs such as automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities. In addition, development standards already require that recycling collection centers as an accessory to supermarkets be kept in good condition and would not result in an adverse impact such that the visual quality of a corridor viewshed from an adjacent scenic highway would be impacted. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts as it pertains to scenic resources.

The proposed revisions would result in the improvement of the views of the scenic resources along a state scenic highway, as it would improve the visual quality of existing industrial, commercial, and other land uses. These revisions would require waste, compost, and recyclable to be stored in receptacles, which would be located in the same enclosure. Storage areas would have a vertical dimension of 8 feet; however, when located outside of a building, storage areas would be located in the rear portion of the lot. Additionally, recycling and solid waste storage areas would be maintained in a clean, leak-proof, litter-free condition. Waste receptacles and enclosures would improve the waste management of industrial, commercial, and other facilities so that waste is more organized and out of view. These development standards and measures would improve the visual quality of the industrial, commercial, and other facilities along a state scenic highway. Therefore, the Recycling and Waste Management Revisions would result in less than significant impacts to scenic resources within a scenic highway corridor. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to aesthetics in relation to substantial damage to scenic resources within a state scenic highway. These existing uses are subject to the current development standards within of the zones that they reside in. The revisions would add additional requirement such as enclosure wall height with roof, paving, cleaning and maintenance, distance requirements from adjoining doorways or windows, and clearances and circulation standards. The existing uses are subject to the current development standards as required per zone and the new requirements would only apply to new development as well as expansion of existing development in addition to the current standards.

The revisions would not have a significant adverse impact to scenic resources within a scenic highway corridor. The revisions pertain to standards, conditions, and procedures that support and facilitate the development and containment

⁶¹ County of Los Angeles Department of Regional Planning. November 3, 2008. Memorandum: Subdivision & Zoning Ordinance Standards for Accessory Recycling Collection Centers.

⁶² County of Los Angeles Department of Regional Planning. November 3, 2008. Memorandum: Subdivision & Zoning Ordinance Standards for Accessory Recycling Collection Centers.

of onsite storage as a primary use to an existing collection facility in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment (Chapter 22.140.660.710). The revisions apply to Commercial Zones (C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU), Mixed Used Zones (MXD, MXD-RU) and Industrial Zones.

The construction of an onsite storage enclosure would not substantially alter the existing conditions such that scenic resources within a state scenic highway would be impacted. The storage would be required to have view-obstructing fence or wall enclosures which the height of the stored items could not exceed and thereby would not damage scenic resources. The development standards for storage enclosures within a recycling and solid waste facility, located outside of a building, would 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. Municipal solid waste, recyclables, and compostable material containers would 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 would be deposited and stored in containers that have lids and are made of metal, and the containers would be maintained in good condition with no structural damage, holes, visible rust, or graffiti. The storage areas shall be accessible to residents, employees, and haulers at all times. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would not result in a substantial change, in addition to the development standards which require them to be kept in good condition and in non-visible locations. As such, the addition of Storage Enclosures for Recycling and Solid Waste Revisions would not result in an adverse impact such that visual resources within a state scenic highway corridor would be impacted. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts. No further analysis is warranted.

- d) 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)**

Existing Conditions

The proposed program would apply to unincorporated areas of the generally urbanized area of Los Angeles County, including unincorporated communities for which zoning and other regulations governing scenic quality (such as Community Standards Districts) have been established. The proposed program would not conflict with zoning or regulations governing scenic quality. The Conservation and Natural Resources Element of the County General Plan 2035 addresses the preservation of valuable designated scenic areas, vistas, and roadways through the County Scenic Highway Plan, and recognizes that the coastline, mountain vistas, and other scenic features of the region are a significant resource.⁶³ The County has the goal of protecting these visual and scenic resources with ten policies that fall under the goal. The Ordinance would not conflict with any of these policies. The County General Plan 2035 also designates HMAs and Ridgeline Management Areas, and they are protected by the HMA Ordinance, which was adopted as a component of the County General Plan 2035 and requires development in HMAs to comply with Hillside Design Guidelines.⁶⁴

The proposed ordinance applies to urbanized areas within the unincorporated County of Los Angeles. Should the proposed developments occur within an area of scenic quality, the development would be minimal additions to existing industrial, commercial, and other land uses, and would not result in a substantial change. Additionally, should the proposed program fall within an HMA, it would have no impact on the quality of these hillsides as a scenic resource, as it would comply with the HMA Ordinance and Hillside Design Guidelines.⁶⁵ Therefore, the proposed program would result in less than significant impacts to aesthetics in relation to conflict with applicable zoning and other regulations governing scenic quality in an urbanized area.

⁶³ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Scenic Resources. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf

⁶⁴ 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

⁶⁵ 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

Thresholds of Significance

A substantial adverse effect on the visual character or quality of public views would normally occur as a result of a physical change in the environment that results in visual blight, as defined in the significance threshold for aesthetics questions A. The potential for impacts to aesthetics has been evaluated in relation to the five elements of the Green Zones Program and the areas within the unincorporated areas that are subject to revisions in development standards resulting from the green zones program (see Section 1, Table 1.IV-1, and Table 1.IV-2). The qualitative and quantitative analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment that might be visible from scenic vista 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 (see Table 1.IV-2).

Impact Analysis

Element 1 – Green Zone Districts

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and limited parking, signage, tree planning and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts and to future entitlements subject to CUP, for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within ~~the 3 to 7~~ 40 years of adoption of the Ordinance. The Green Zone Districts adjacent to industrial, recycling and solid waste, or vehicle-related uses as part of the Ordinance are specifically industrial, recycling, and vehicle-related uses in close proximity to sensitive uses; a range of land uses where individuals most susceptible environmental impacts are most likely to spend time, including dwelling units, schools, parks, nursing homes, and hospitals.

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing specific regulatory requirements for specific industrial land uses. As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses (Chapter 22.84). These measures would be required where the Ordinance implements new development standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities. The proposed program would change the existing visual character of the site through development standards for industrial uses; however, these changes would improve the quality of public views of the site and its surroundings.

Certain development standards for uses subject to Chapter 22.84 would include construction requirements which would reduce the impacts of the changes to visual character through meeting minimum standards, such as for solid walls and landscaping:

- Solid Walls: Construction requirements for solid walls along the street frontage or any other lot lines adjoining a lot containing sensitive uses would include a uniform height of 8–12 feet, minimum 6-inch thickness, neutral color, workmanlike construction manner, and no fence or wire. Additionally, any materials, vehicles, or equipment that are stored outdoors would not exceed the height of the surrounding wall, and they would be set back at least 10 feet from the wall. Thus, solid walls would be constructed to protect the public view from the sight of industrial uses and would be designed to be uniform and neutral, thereby improving the visual quality of the site.
- Landscaping: Landscaping on street frontage in front of solid walls would include planting one 15-gallon tree for every 50 square feet of landscaped area, planted equally and spaced, with other landscaping in between. Landscaping would be maintained and replaced as necessary and would be planted such that it would not cause root damage to nearby sidewalks and public infrastructure, thereby improving the public views of an industrial site.

Other development standards relevant to aesthetics include the following:

- Full building enclosures would be required for hazardous material facilities, manufacturing or repair facilities, or recycling processing facilities. This would improve the visual quality of site by containing visually degrading industrial uses into a completely enclosed building.
- Trash receptacles and storage areas for waste would meet requirements in Chapter 22.12.128 (please see *Recycling and Waste Management Revisions*).
- Driveway, on-site vehicular circulation, and loading and unloading would be located in the rear or side of structures, or as furthest from the sensitive use as feasible, which would protect public views from constant view of industrial vehicle equipment and loading or unloading.
- Perimeter identification signs would be permanently affixed on a building or wall that is visible from the public right-of-way and for pedestrians. It would be no higher than eight feet from the ground measured vertically from the base of the sign with a minimum sign area of 4 square feet and a maximum of 9 square feet. The purpose of this sign would be to display the business name, hours of operation, telephone number, and emergency contact information related to the operation of the facility, and it would not result in a substantial change in visual character.

Additionally, for new development or proposed additions to existing uses, new building setback and building height requirements would be implemented. These would not result in change to existing industrial uses, and new projects would be required to assess their own impacts to aesthetics in relation to CEQA.

Thus, the new development standards for Green Zone Districts near industrial, recycling and solid waste, or vehicle-related uses would result in changes to visual character and public views of industrial sites; however, these changes would improve the visual quality of the sites through development standards that mitigate impacts of existing visually degrading uses. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would 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.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would 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. Currently the zoning and land use designations defined as sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses. the zones where they are located.~~ The existing ~~land use designation have zoning designations include~~ development standards ~~related applicable to the land use designation and zoning; however~~ above listed sensitive uses. However, the Ordinance expands those requirements to include new development where properties are adjacent, or adjoining to industrial, recycling or solid waste, or vehicle-related uses requiring the use of solid wall screening expanded landscaping buffers between incompatible uses, standards for window, placement of balconies, and air filtration devices, (see Table 1.IV-2). ~~The New Sensitive Uses near industrial, recycling and solid waste, or vehicle-related uses as part of the Ordinance is specifically industrial, recycling, and vehicle-related uses in close proximity to sensitive uses; a range of land uses where individuals most susceptible environmental impacts are most likely to spend time, including dwelling units, schools, parks, nursing homes, and hospitals.~~

~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses (Chapter 22.130). These measures would be required where the Ordinance implements new development standards for new 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, in close proximity adjacent to or adjoining existing industrial, recycling or solid waste, or vehicle-related uses.~~

Certain development standards for uses subject to Chapter 22.84130 would include construction requirements which would reduce the impacts of the changes to visual character through meeting minimum standards, such as for solid walls and landscaping:

- Setbacks and Landscaping: In addition to Tree Planting Requirements (Chapter 22.126) a landscaped setback of a minimum 15 feet in depth and a minimum 3 feet in height, and shall be provided along the adjoining property lines or street frontage that directly faces any portion of an existing industrial, recycling or solid waste uses, or vehicle-related use; All landscaping shall be drought-tolerant and include a mix of shrubs, turf, trees, or vertical landscaping; The landscaping shall be maintained in a healthy condition, with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.
- Solid Walls: Solid walls shall be provided along the property lines or along required landscaping adjoining the applicable non-sensitive uses (industrial, recycling or solid waste uses, or vehicle-related uses, except for sales and rental) and shall have a uniform height of at least eight feet.
- Open Space: Any common open space shall be buffered from the adjacent facilities by a building, structure(s), or landscaping of a minimum of three feet in height. The landscaped buffer shall be a minimum of three feet in depth on the premise.

Other development standards relevant to aesthetics include the following:

- All windows in any buildings shall be double-glazed.
- Balconies shall be prohibited on the side of a building that faces an adjoining lot containing an existing industrial uses, recycling or solid waste uses, or vehicle-related uses, except for vehicle sales and rentals.
- Air filtration systems shall be provided in residential units and other rooms that are intended for human occupancy, as by Public Works Building and Safety Division and the California Air Resources Board.

Additionally, for new development or proposed additions to existing uses, new landscape, walls and open space setbacks and height requirements would be implemented. These would not result in change to existing industrial uses, and new projects would be required to assess their own impacts to aesthetics in relation to CEQA.

Thus, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in changes to visual character and public views of industrial sites; however, these changes would improve the visual quality of the sites through development standards that mitigate impacts of existing visually degrading uses. Therefore, the New Sensitive Uses near industrial, recycling and solid waste, or vehicle-related uses would 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.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would 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 County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The project would allow for new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with state requirements. The new development standards and/or more stringent entitlement processes for future entitlements would be subject to a CUP, an MCUP, and/or an SPR, for the proposed revisions, that include construction improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials as well as cleaning and maintenance standards. These construction improvement features are already subject to current development standards as identified in the project description (Table 1.IV-1). ~~The proposed revisions would prohibit all these uses from HMAs such as automobile dismantling yards~~ Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in relation to visual character.

The proposed Recycling and Waste Management Revisions would screen from view incompatible land uses. The revisions would require waste, compost, and recyclable materials to be stored in receptacles, which would be located in the same enclosure. Storage areas would have a vertical dimension of 8 feet; however, when located outside of a building, storage areas would be located in the rear portion of the lot. Additionally, recycling and solid waste storage areas including Supermarket Accessory Recycling Collection Centers would be maintained in a clean, litter-free condition. Waste receptacles and enclosures would improve the waste management of industrial, commercial, and other facilities so that waste is more organized and out of view. The proposed revisions pertain to standards, conditions, and procedures that support and facilitate the development of recycling collection centers as an accessory use to an existing supermarket in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment (Chapter 22.140-660.710). The revisions apply to Commercial Zones (C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU), Mixed Used Zones (MXD, MXD-RU) and Industrial Zones. Waste storage areas would not degrade the visual character of the project area, as development improvement requirements would include view-obstructing materials. The proposed program would change the existing visual character of the site through development standards for commercial and industrial uses; however, these changes would improve the quality of public views of the site and its surroundings.

In regard to visual character, parcels that are subject to proposed 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 of the County of Los Angeles General Plan: Angeles Crest Highway, Mulholland Highway, and Malibu Canyon-Las Virgenes Highway.⁶⁶ Despite the location of subject parcels in relation to scenic highways, parcels subject to the Recycling and Waste Management Revisions, would not have a significant adverse impact on scenic vistas because they would not block views of resources for which the scenic highways were designated. Rather than blocking views, the Recycling and Waste Management Revisions would ensure that materials and equipment staged within such centers would be screened from view. 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. Furthermore, the Recycling and Waste Management Revisions would comply with the HMA Ordinance, Hillside Design Guidelines, the AHMP, and fire prevention codes and regulations that help preserve, protect, and enhance the physical site integrity and value of hillsides and associated views.

The project may change the public view of the existing uses; however, these waste receptacles and enclosures would

⁶⁶ 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

improve the waste management of industrial, commercial, and other facilities so that waste is more organized and out of view. Enclosures would be located in the rear of the lot and designed in a uniform and neutral manner that would not degrade the visual quality. The project already complies with CalRecycle requirement within HMAs such as automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities. In addition, development standards already require that recycling collection centers as an accessory to supermarkets be kept in good condition and would not result in an adverse impact such that the visual quality of a corridor viewshed from an adjacent scenic highway would be impacted. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts as it pertains to visual character. Therefore, the Recycling and Waste Management revisions including supermarket accessory recycling collection centers would 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. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would 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. These existing uses are subject to the current development standards within of the zones that they reside in. The revisions would add additional requirement such as enclosure wall height with roof, paving, cleaning and maintenance, distance requirements from adjoining doorways or windows, and clearances and circulation standards. The existing uses are subject to the current development standards as required per zone and the new requirements would only apply to new development as well as expansion of existing development in addition to the current standards.

The Storage Enclosures for Recycling and Solid Waste Revisions to the Ordinance pertain to standards, conditions, and procedures that support and facilitate the development and containment of onsite storage as a primary use to an existing collection facility in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment (Chapter 22.140.660,710). These revisions apply to existing Recycling and Solid Waste Centers in Commercial Zones (C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU), Mixed Use Zones (MXD, MXD-RU) and Industrial Zones.

The construction of an onsite storage enclosures would not substantially alter the existing conditions such that the visual character of the existing site or the surrounding area would be impacted. The storage would 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 would not damage the visual character or quality of public views of the site and its surroundings. The development standards for storage enclosures within a recycling and solid waste facility, located outside of a building, would 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. Municipal solid waste, recyclables, and compostable material containers would 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 would be deposited and stored in containers that have lids and are made of metal, and the containers would be maintained in good condition with no structural damage, holes, visible rust, or graffiti. The storage areas shall be accessible to residents, employees, and haulers at all times. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would not result in a substantial change, in addition to the development standards which require them to be kept in good condition and in non-visible locations. As such, the addition of Storage Enclosures for Recycling and Solid Waste Revisions would not result in an adverse impact such that the visual quality, visual character or integrity of the area and its surroundings within the proposed revisions would be impacted. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would 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. No further analysis is warranted.

Therefore, the proposed program would result in less than significant impacts to aesthetics related to the substantial degradation of the existing visual character or quality of public views of the site and its surroundings, or conflict with applicable zoning and other regulations governing scenic quality. No further analysis is warranted.

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

Existing Conditions

The Ordinance applies to the entire County, and, given its large regional extent, cannot be described by one characterization of nighttime light levels. Urban areas of Los Angeles County can be very high whereas rural areas can be very low, and the unincorporated areas subject to the Ordinance include both (Figure 2.1-4, *Existing Nighttime Light Levels*). The proposed program would be expected to result in impacts if it introduced substantial light or glare to areas with low existing light levels.

The Conservation and Natural Resources Element and the Parks and Recreation Element of the County General Plan 2035 identifies criteria regarding light trespass and light pollution as it pertains to Dark Skies, Policy C/NR 13.3, the Landscape and Lighting Assessment Districts (LLADs), and the Rural Outdoor Lighting Districts Ordinance in relation to safety and security lighting regarding improvements.⁶⁷ The Ordinance would not conflict with any of these policies. The County General Plan 2035 also designates HMAs and Ridgeline Management Areas, and they are protected by the HMA Ordinance, which was adopted as a component of the County General Plan 2035 and requires development in HMAs to comply with Hillside Design Guidelines.⁶⁸

The lighting requirements per HMA Ordinance and Hillside Design Guidelines identifies the use of outdoor lighting to illuminate signage that includes hooded fixtures with a downward projection for minimizing light trespass.^{69, 70} In addition, Title 22 identifies that adequate outdoor lighting should be provided for safety and security, so as to shield the light to be directed inward to the facility, yard and equipment and away from lots with sensitive uses which would not result in substantial light or glare during the daytime.⁷¹ Furthermore, per Title 22, in the case that the facility is located within a Rural Outdoor Lighting District (Chapter 22.80), subsection standards H.4 (Fences, Walls and Landscaping), H.7.b and c (Storage of Collected Materials), and H.13 (Accessory Structures and Utilities) regarding lighting shall apply.⁷² These measures would be required where the Ordinance implements new development standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities.

Thresholds of Significance

A substantial adverse effect that would occur as a result of a physical change in the environment in relation to new sources of shadows, light or glare consists of those that would adversely affect day or nighttime views at the nearest public right of way or adjacent land use. Adverse effects normally occur when new buildings are constructed that cast shadows on adjacent land uses. Adverse effects from light normally occur when security lighting or building lights spills over into adjacent land uses.

⁶⁷ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element (Part VII), Scenic Resources, of the Los Angeles County General Plan 2035. Available at http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

⁶⁸ 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

⁶⁹ County of Los Angeles. Adopted 6 October 2016. Title 22 – Planning and Zoning – Hillside Management Areas, Chapter 22.56.217 – Section VI: Sensitive Hillside Design Features. Accessed 31 March 2020.

⁷⁰ County of Los Angeles. Hillside Design Guidelines. Accessed 31 March 2020.

⁷¹ 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.

⁷² 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.

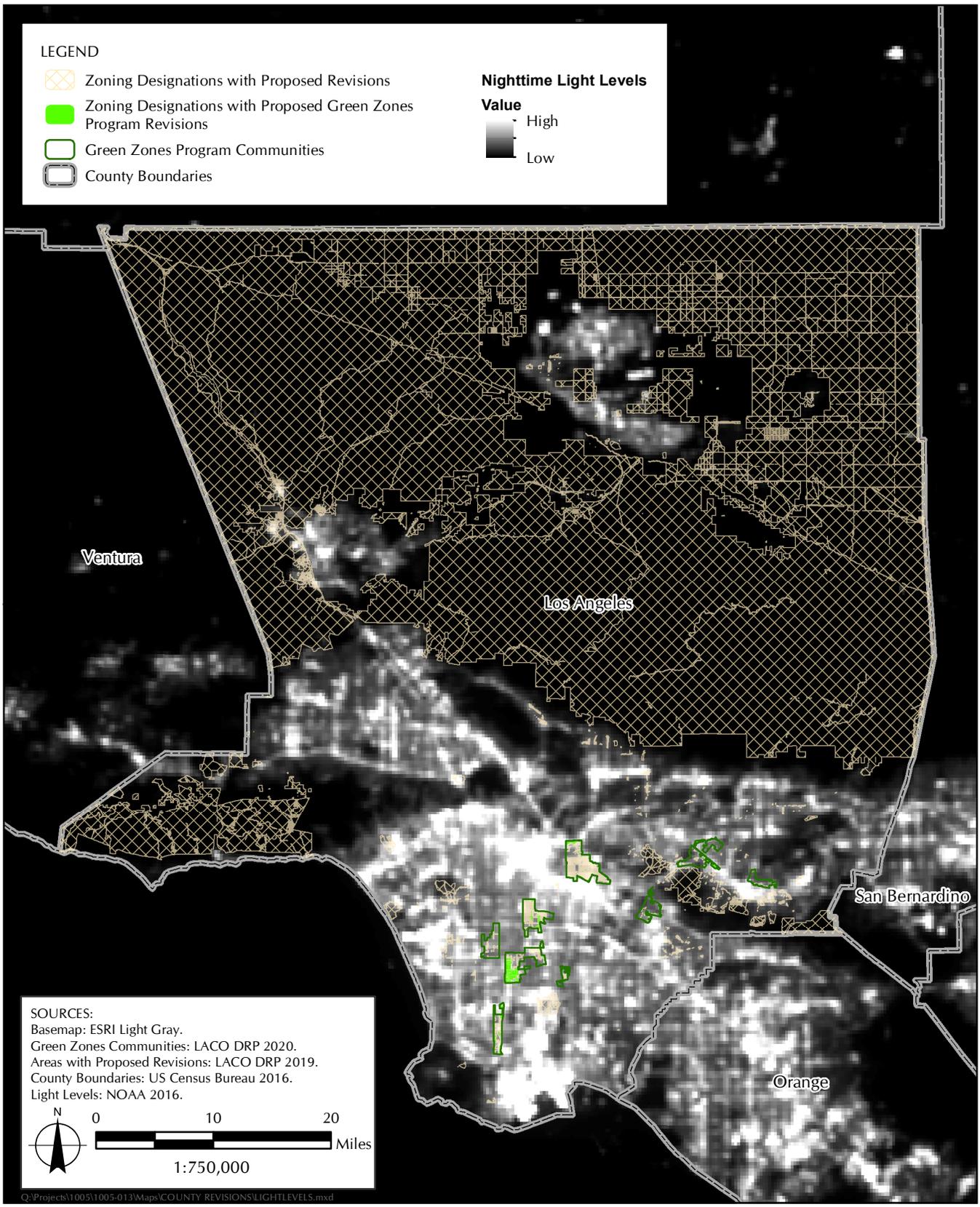


FIGURE 2.1-4
Existing Nighttime Light Levels

Luminance is the only basic lighting parameter that is perceived by the eye. It describes on the one hand a light source's impression of brightness, and on the other, a surface, and therefore depends to a large extent on the degree of reflection (color and surface).⁷³ Albedo is the amount of sunlight (solar radiation) that is reflected by a surface, and is usually expressed as a percentage or a decimal value. The light that hits the surface is either reflected or absorbed.^{74,75} A low albedo means a surface reflects a small amount of the radiation and absorbs the rest, whereas a high albedo means a surface reflects most of the light that hits it. Generally, dark surfaces have a low albedo and light surfaces have a high albedo. For instance, fresh snow reflects up to 95 percent of the incoming radiation resulting in a high albedo surface. By contrast, water reflects about 10 percent of the incoming radiation, resulting in a low albedo of surface. Since 30 percent of the sun's energy is reflected by the entire earth, the earth has an average albedo of 30 percent.^{76,77} Reflective surfaces can also refer to human made structures such as buildings, glass, concrete surfacing or walls, asphalt, wood structures, and vegetation cover, to name a few (Table 2.1-2, *Materials – Light-Reflecting Factors*). Furthermore, albedo is determined by more than just the composition of soil; it is impacted by soil moisture, type of vegetation, and levels of urbanization. Different surfaces on the earth have different albedos, and those albedos vary with time. Changes in albedo occur as the amount of cloud cover changes such as atmospheric composition like optical properties of haze particles that create differences in the albedo of a surface where optimal reflective conditions of sunlight can be under cloud-free conditions.^{78, 79}

Glare: Perceived glare is the unwanted and potentially objectionable sensation as observed by a person looking directly into the light source (e.g., the sun, the sun's reflection, automobile headlights, or other light fixtures). Reflective surfaces on existing buildings, car windshields, etc., can expose people and property to varying levels of glare. Glare may come directly from a light source or be reflected. There are four types of glare: Distracting glare, discomforting glare, disabling glare, and blinding glare. This results in some of the light being reflected off the surface, or internally reflecting within a spectacle lens.

Shadow Sensitive Uses: Shadow sensitive uses are land uses that are considered sensitive to the effects of new light-blocking structures casting shadows because sunlight is important to the function, physical comfort, or commerce of the land use. Facilities and operations that are considered sensitive to the effects of shadows include: routinely useable outdoor spaces associated with residential, recreational, or institutional (e.g., schools, convalescent homes) land uses; commercial uses such as pedestrian-oriented outdoor spaces or restaurants with outdoor eating areas; nurseries; and existing solar collectors.⁸⁰

The potential for impacts to aesthetics has been evaluated in relation to the five elements of the Green Zones Program and the areas within the unincorporated areas that are subject to revisions in development standards resulting from the green zones program (see Section 1, Table 1.IV-1, and Table 1.IV-2). The qualitative and quantitative analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment that might be visible from scenic vista 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 (Table 1.IV-2).

⁷³ The Engineering Toolbox. Accessed on May 24, 2020. Illuminance: Recommended Light Levels. Available at: https://www.engineeringtoolbox.com/light-level-rooms-d_708.html

⁷⁴ University of Calgary – Energy Education. Accessed on May 24, 2020. Albedo. Available at: <https://energyeducation.ca/encyclopedia/Albedo>

⁷⁵ North Carolina Climate Office. Accessed May 24, 2020. Albedo. Available at: <https://climate.ncsu.edu/edu/Albedo>

⁷⁶ University of Calgary – Energy Education. Accessed on May 24, 2020. Albedo. Available at: <https://energyeducation.ca/encyclopedia/Albedo>

⁷⁷ North Carolina Climate Office. Accessed May 24, 2020. Albedo. Available at: <https://climate.ncsu.edu/edu/Albedo>

⁷⁸ North Carolina Climate Office. Accessed May 24, 2020. Albedo. Available at: <https://climate.ncsu.edu/edu/Albedo>

⁷⁹ Coakley, J.A. 2003. Reflectance and Albedo, Surface. Available at: http://curry.eas.gatech.edu/Courses/6140/ency/Chapter9/Ency_Atmos/Reflectance_Albedo_Surface.pdf

⁸⁰ City of Los Angeles. 2006. *L.A. CEQA Thresholds Guide*. Chapter A, Aesthetics and Visual Resources. Available at: <http://environmentla.com/programs/Thresholds/A-Aesthetics%20and%20Visual%20Resources.pdf>

**TABLE 2.1-2
MATERIALS – LIGHT-REFLECTING FACTORS**

Material	Albedo (%)
Asphalt, new	5–10
Asphalt, weathered or oxidized	10–15
Aluminum coatings, matt	55–56
Aluminum, anodized, matt	80–85
Aluminum, matt	55–75
Aluminum, polished	65–75
Aluminum, pure, highly polished	80–87
Brick, red	10–15
Chrome, polished	60–70
Concrete, rough	20–30
Copper, highly polished	70–75
Granite	20–25
Lacquer, pure white	80–85
Limestone	35–55
Marble, polished	30–70
Nickel, highly polished	50–60
Oak, light polished	25–35
Paint, brown	20–30
Paint, dark blue	15–20
Paint, dark green	15–20
Paint, dark red	15–20
Paint, light green	45–55
Paint, light yellow	60–70
Paint, medium grey	25–35
Paint, white	75–85
Paper, white	70–80
Plaster, dark	15–25
Plaster, light	40–45
Plywood, rough	25–40
Sandstone	20–40
Silver, highly polished	90–92
Silvered mirror, behind glass	80–88
Stainless steel	50
Vitreous Enamel, white	65–75

SOURCE: The Engineering Toolbox. Accessed on May 24, 2020. Illuminance: Recommended Light Levels. Available at: https://www.engineeringtoolbox.com/light-level-rooms-d_708.html

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. The five elements would result in different levels of incremental changes to the physical environment as a result of new development standards, recycling and solid waste uses, and zoning requirements for industrial uses, vehicle-related uses, and recycling and solid waste uses that may disproportionately affect communities surrounding these land uses. These changes would involve 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 standards, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). These incremental changes within subject properties would not be substantial enough to create a new source of substantial shadows, light, or glare because they would require minor modifications to existing development standards for specific industrial land uses such as fencing, walls, landscape buffers, paving, lighting and signage, building height and screening, and open space standards. The relative impact levels of each element of the proposed program on new sources of substantial shadows, light, or glare is discussed below.

Element 1 – Green Zone Districts

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to aesthetics in relation to the creation of a new source of substantial light or glare that would adversely affect daytime or nighttime views in the proposed program area. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and limited parking, signage, tree planning and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts and to future entitlements subject to CUP, for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within ~~the~~ 3 to 7-10 years of adoption of the Ordinance. The Green Zone Districts would be located in the urbanized Los Angeles area of the County where they experience 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. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would create no new source of light that would affect daytime or nighttime views, and there would be less than significant impact. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to aesthetics in relation to the creation of a new source of substantial light or glare that would adversely affect daytime or nighttime views in the proposed program area. Currently the zoning and land use designations defined as sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses. the zones where they are located. The existing ~~land use designations have zoning designations include~~ development standards related applicable to the land use designation and zoning; however above listed sensitive uses. However, the Ordinance expands those requirements to include new development where properties are adjacent, or adjoining to industrial, recycling or solid waste, or vehicle-related uses requiring the use of solid wall screening expanded landscaping buffers between incompatible uses, standards for window, placement of balconies, and air filtration devices, (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would 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 which would not result in substantial light or glare during the daytime.⁸¹ In addition, vegetation and concrete materials such as walls and surfacing have a low reflectivity factor or albedo of approximately 20–30 percent. 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, would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the proposed program area due to existing urban development, topography, vegetation and other existing factors.

The proposed New Sensitive Uses would have no impact on the quality and quantity of these hillsides regarding light trespass and light pollution, as the development standards for New Sensitive Uses within the HMAs would be required to comply with the HMA Ordinance and Hillside Design Guidelines, in particular landscaping barriers, enclosures, fencing, solid walls, signage, and lighting.⁸² The use of lighting would not result in light trespass and light pollution, as the County requires that such system be shielded and directed away from sensitive uses and other adjacent properties. Per Title 22 Ordinance and in conjunction with the Dark Skies, Policy C/NR 13.3, and the Landscape and Lighting Assessment Districts (LLADs), outdoor signage lighting should include hooded fixture with downward projection for minimizing light trespass.^{83,84} In addition, other outdoor lighting should be provided for safety and security, but should shield the light to be directed inward to the facility, yard and equipment and away from lots with sensitive uses with not result in substantial light or glare during the daytime.⁸⁵ In the case that the facility is located within a Rural Outdoor Lighting District (Chapter 22.80), subsection standards H.4 (Fences, Walls and Landscaping), H.7.b and c (Storage of Collected Materials), and H.13 (Accessory Structures and Utilities) regarding lighting shall apply.⁸⁶ These measures would be required where the Ordinance implements new development standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities. Furthermore, require setbacks, screen walls, fencing and/or landscaping that provide screening of the systems will not have light trespass and light pollution during nighttime and shield or reduce light or glare during daytime due to the low reflective or albedo factor of the materials. Therefore, the new development standards for New Sensitive Uses near industrial, recycling and solid waste, or vehicle-related uses would create no new source of light that would affect daytime or nighttime views, and there would be no impact. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impact to aesthetics in relation to the creation of a new source of substantial shadows, light or glare that would adversely affect daytime or nighttime views. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The project would allow for new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with state requirements. The new development standards and/or more stringent entitlement processes for future entitlements would be subject to CUP, MCUP, and/or SPR, for the proposed revisions, that include construction improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials as well as cleaning and maintenance standards. These construction improvement features are already subject to current development standards as identified in the project description (Table 1.IV-1). ~~The proposed revisions will prohibit all these uses from HMAs such as automobile dismantling yards~~ Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste,

⁸¹ 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.

⁸² 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

⁸³ County of Los Angeles. Adopted 6 October 2016. Title 22 – Planning and Zoning – Hillside Management Areas, Chapter 22.56.217 – Section VI: Sensitive Hillside Design Features. Accessed 31 March 2020.

⁸⁴ County of Los Angeles. Hillside Design Guidelines. Accessed 31 March 2020.

⁸⁵ 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.

⁸⁶ 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.

and solid waste facilities would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in relation to a new source of light that would affect daytime or nighttime views.

The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal.^{87,88}

The proposed Recycling and Waste Management Revisions would screen from view incompatible land uses. The revisions would require waste, compost, and recyclable materials to be stored in receptacles, which would be located in the same enclosure. Storage areas would have a vertical dimension of 8 feet; however, when located outside of a building, storage areas would be located in the rear portion of the lot. Additionally, recycling and solid waste storage areas including Supermarket Accessory Recycling Collection Centers would be maintained in a clean, litter-free condition. Waste receptacles and enclosures would improve the waste management of industrial, commercial, and other facilities so that waste is more organized and out of view. The proposed revisions pertain to standards, conditions, and procedures that support and facilitate the development of recycling collection centers as an accessory use to an existing supermarket in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment (Chapter 22.140.660.710). The revisions apply to Commercial Zones (C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU), Mixed Used Zones (MXD, MXD-RU) and Industrial Zones.

The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Currently developed Supermarkets in urbanized locations would be permitted in areas of the County where permitting is already required. The County regulates these facilities based on CalRecycle standards.⁸⁹ These Supermarket Accessory Recycling Collection Centers within zones C-1, C-2, C-3, C-M as well as all industrial zones must comply with CalRecycle requirements. The County regulates these facilities based on CalRecycle standards.⁹⁰ These uses must comply with existing development standards including property line and residential use setback standards; pedestrian or vehicular access and circulation standards, parking standards, signage standards, maintenance and operations standards, enclosure standards including solid wall screening where certain facilities are not enclosed, and building height and screening standards. The CalRecycle requirements are used to meet the County’s waste diversion goals. The proposed revisions would allow these uses in the C-MJ, C-R, C-RU, MXD, and MXD-RU designated zones. These uses will be ~~constructed~~ established on existing parking lots and no structures would be built.

The areas subject to these revisions are located in areas with low to high existing nighttime levels. Chapter 22.128 (Storage Enclosures for Recycling and Solid Waste including Supermarket Accessory Recycling Collection Centers) of the Ordinance contains no provisions for lighting in its development standards for waste storage receptacles and enclosures. However, Chapter 22.140.660.710 (Supermarket Accessory Recycling Collection Centers) identifies that adequate outdoor lighting provided for Supermarket Recycling Collection Centers shall be directed into the facility and

⁸⁷ County of Los Angeles Department of Regional Planning, November 3, 2008.Memorandum: Subdivision & Zoning Ordinance Standards for Accessory Recycling Collection Centers.

⁸⁸ Public Draft Green Zones Ordinance (Appendix A to the Initial Study) – Section 7. 22.14.180. R.

⁸⁹ County of Los Angeles Department of Regional Planning, November 3, 2008.Memorandum: Subdivision & Zoning Ordinance Standards for Accessory Recycling Collection Centers.

⁹⁰ County of Los Angeles Department of Regional Planning, November 3, 2008.Memorandum: Subdivision & Zoning Ordinance Standards for Accessory Recycling Collection Centers.

away from lots with sensitive uses which would not result in substantial light or glare during the daytime.⁹¹ In addition, the Green Zones Program within HMAs would comply with the HMA Ordinance and Hillside Design Guidelines, in particular with landscaping barriers, enclosures, fencing, solid walls, signage, and lighting to provide further screening of the proposed program.⁹² Furthermore, should the subject properties fall within an HMA, the revisions would have no adverse impact on light nighttime light trespass, light pollution or daytime light and glare, as they would comply with the HMA Ordinance and Hillside Design Guidelines in providing shielded lighting for nighttime applications and materials with minimal albedo for daytime application along with setbacks and adequate screening.⁹³

The proposed revisions will prohibit all these uses from HMAs. In addition, Supermarket Recycling Accessory Collection Centers will be ~~constructed~~ established on existing parking lots and no structures would be built. Therefore, the project would create no new source of light that would affect daytime or nighttime views, and the Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impact. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to aesthetics in relation to the creation of a new source of substantial shadow, light or glare that would adversely affect daytime or nighttime views. These existing uses are subject to the current development standards within of the zones that they reside in. The revisions would add additional requirement such as enclosure wall height with roof, paving, cleaning and maintenance, distance requirements from adjoining doorways or windows, and clearances and circulation standards. The existing uses are subject to the current development standards as required per zone and the new requirements would only apply to new development as well as expansion of existing development in addition to the current standards.

The areas subject to these revisions are located in areas with low to high existing nighttime levels (primarily low levels in rural areas of the County). Chapter 22.128 (Storage Enclosures Requirements for Recycling and Solid Waste) of the Ordinance contains no provisions for lighting in its development standards for waste storage receptacles and enclosures. The Storage Enclosures for Recycling and Solid Waste Revisions per the Ordinance pertain to standards, conditions, and procedures that support and facilitate the development and containment of onsite storage as a primary use to an existing collection facility in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment (Chapter 22.140.670.720 and 22.140.680.730). These revisions apply to existing Recycling and Solid Waste Centers in Commercial Zones (C-1, C-2, C-2, C-3, C-M, C-MJ, C-R, C-RU), Mixed Use Zones (MXD, MXD-RU) and Industrial Zones.

The construction of an onsite storage enclosures would not substantially alter the existing conditions such that views of light or glare of the existing site or the surrounding area would be impacted. The storage would be required to have fence or wall enclosures for screening the stored items and located outside of a building, would 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. Municipal solid waste, recyclables, and compostable material containers would 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 would be deposited and stored in containers that have lids, and the containers would be maintained in good condition with no structural damage, holes, visible rust, or graffiti. The storage areas shall be accessible to residents, employees, and haulers at all times.

Any new development would be subject to development requirement of HMAs The Green Zones Program within HMAs would comply with the HMA Ordinance and Hillside Design Guidelines, in particular with landscaping barriers,

⁹¹ 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.

⁹² 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

⁹³ 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

enclosures, fencing, solid walls, signage, and lighting to provide further screening of the proposed program.⁹⁴ Furthermore, should the subject properties fall within an HMA, the revisions would have no adverse impact on light nighttime light trespass, light pollution or daytime light and glare, as they would comply with the HMA Ordinance and Hillside Design Guidelines in providing shielded lighting for nighttime applications and materials with minimal albedo for daytime application along with setbacks and adequate screening.⁹⁵ These measures would be required where the Ordinance implements new development standards for existing industrial uses, or in the case of new industrial uses, such as new recycling processing facilities and new organic waste facilities.

The supermarket recycling collection center would be an accessory to existing supermarket which produces light, and it would not result in a substantial change in the existing conditions. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts. No further analysis is warranted.

Therefore, the proposed program would result in less than significant impacts to aesthetics related to the creation of a new source of substantial light or glare that would adversely affect daytime or nighttime views in the proposed program area. No further analysis is warranted.

⁹⁴ 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

⁹⁵ 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

2.2. AGRICULTURE AND FORESTRY RESOURCES

This analysis is undertaken to determine if the proposed program may have a significant impact to agriculture and forestry resources, thus requiring the consideration of mitigation measures or alternatives in accordance with the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP),² Title 22 of the Los Angeles County Municipal Code,³ the Los Angeles County General Plan 2035,⁴ Public Resource Codes 12220 and 4526,^{5,6} and Government Code 51104.⁷

Definitions

State CEQA Statutes (§21060.1(a), Public Resources Code [PRC] 21000-21177) define agricultural land to mean “prime farmland, farmland of statewide importance, or unique farmland, as defined by the U.S. Department of Agriculture (USDA) land inventory and monitoring criteria, as modified for California,” and is herein collectively referred to as “Farmland.”

“Forest land” is defined in PRC § 12220 (g) as land that can support 10 percent native tree cover of any species including hardwoods, under natural conditions, and that allows for management of one of more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.⁸

“Timberland” is defined in Public Resources Code § 4526 as land other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products.⁹

A “Timberland Production Zone” (TPZ) is defined in Government Code § 51104 (g) as an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.¹⁰

¹ California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, 2004. Important Farmland in California, 2002. Sacramento, CA.

³ 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

⁴ Los Angeles County Department of Regional Planning. Los Angeles County General Plan 2035. Adopted 6 October 2015. <http://planning.lacounty.gov/generalplan/generalplan>

⁵ California Public Resources Code, Division 10.5 California Forest Legacy Program Act of 2007 [21200-12276], Chapter 1. General provisions [12200-12231], Article 3. Definitions § 12220 (g). Effective January 2008. Accessed 23 September 2019. <https://leginfo.legislature.ca.gov/faces/codes.xhtml>.

⁶ California Public Resources Code, Division 4. Forests, Forestry and Range and Forage Lands [4001-4958], Chapter 8. Z’berg-Nejedly Forest Practice Act of 1973 [4511-4630.2], Article 2. Definitions [4521-4529.5], § 4526. Effective January 2008. Accessed 23 September 2019. Available at <https://leginfo.legislature.ca.gov/faces/codes.xhtml>.

⁷ California Government Code, Title 5. Local Agencies [50001-57550], Chapter 6.7. Timberland [51100-51155], Article 1. General Provisions [51100-51104], § 51104 (g). Accessed 23 September 2019. <https://leginfo.legislature.ca.gov/faces/codes.xhtml>.

⁸ California Public Resources Code, Division 10.5 California Forest Legacy Program Act of 2007 [21200-12276], Chapter 1. General provisions [12200-12231], Article 3. Definitions § 12220 (g). Effective January 2008. Accessed 23 September 2019. Available at <https://leginfo.legislature.ca.gov/faces/codes.xhtml>.

⁹ California Public Resources Code, Division 4. Forests, Forestry and Range and Forage Lands [4001-4958], Chapter 8. Z’berg-Nejedly Forest Practice Act of 1973 [4511-4630.2], Article 2. Definitions [4521-4529.5], § 4526. Effective January 2008. Accessed 23 September 2019. Available at <https://leginfo.legislature.ca.gov/faces/codes.xhtml>.

¹⁰ California Government Code, Title 5. Local Agencies [50001-57550], Chapter 6.7. Timberland [51100-51155], Article 1. General Provisions [51100-51104], § 51104 (g). Accessed 23 September 2019. Available at <https://leginfo.legislature.ca.gov/faces/codes.xhtml>.

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

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?**

Existing Conditions

The FMMP allows use of the California Important Farmland Finder, which provides an inventory of agricultural land resources using the most recent maps and data. Based on a comparison of maps prepared by the FMMP and the parcels subject to the Ordinance, the Ordinance would include parcels that have been categorized as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance.¹¹ There are approximately 18,156 acres that are categorized as Farmland according to the FMMP that overlap with the project footprint.

¹¹ California Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program. California Important Farmland Finder. Accessed 10 March 2019. <https://maps.conservation.ca.gov/DLRP/CIFF/>

Threshold of Significance

An impact would occur if construction would be required on lands mapped as Farmland such that the land use would be converted to a non-agricultural use.

Impact Analysis

The proposed program would 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. The potential for impacts to agriculture and forestry resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts, and the areas within the unincorporated areas of the County that are subject to revisions in development standards resulting from the proposed program (please see Section 1, *Project Description*; Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment such as Farmland 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would 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.

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revisions allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

An impact would be expected to occur if construction would be required on lands mapped as Farmland. However, in the case of Green Zone Districts, given that there are 0 acres of Farmland in areas subject to the Green Zone Districts, there is no potential for any Farmland to be converted to non-agricultural use as a result of these development standards.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other

properties would result in no impacts to agriculture in relation to converting Farmland to non-agricultural use. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to agriculture in relation to converting Farmland to non-agricultural use. The New Sensitive Uses apply to new development of sensitive uses in the unincorporated areas of the County.

Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses.~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related, uses.

An impact would be expected to occur if construction would be required on lands mapped as Farmland. However, in the case of updated standards for new sensitive uses, despite its location within an area which contains Farmland, the construction of these measures would not differ substantially from existing conditions, such that they result in an impact to Farmland. 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, would not convert Farmland to non-agricultural uses. If the development standards for New Sensitive Uses were required to be implemented on Farmland, then the development standards would be implemented as a part of the sensitive use being proposed. The development standards would be minimal additions to the design of the proposed new sensitive use, which would be evaluated on an individual project basis under CEQA for impacts to agricultural and forestry resources.

Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts to agriculture in relation to converting Farmland to non-agricultural use. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to agriculture in relation to converting Farmland to non-agricultural use. These revisions affect the same four manufacturing land use zoning designations as the Green Zone Districts, along with additional land use zoning designations: Zone A-2 (Heavy Agricultural), and Zone IT (Institutional).

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These

construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities would be prohibited in Agricultural Resource Areas (ARAs).~~

An impact would be expected to occur if construction would be required on lands mapped as Farmland. However, in the case of development standards for these recycling and solid waste uses, despite its location within an area which contains Farmland, the construction of these measures would not differ substantially from existing or proposed conditions, such that they result in an impact to Farmland given that they would not convert Farmland to non-agricultural uses. If the development standards for these facilities were required to be implemented on Farmland, then one of the specified recycling or solid waste uses described in the Ordinance would already exist on the land, or the standards would be included in the design of a proposed use. Furthermore, permitting an organic waste, recycling, and/or solid waste facility as a primary use would remain a discretionary action, and each development would be analyzed for project-level impacts in relation to conversion of Farmland.

Therefore, impacts to Recycling and Waste Management Revisions would result in no impacts to agriculture in relation to converting Farmland to non-agricultural use. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to agriculture in relation to converting Farmland to non-agricultural use. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones.

An impact would be expected to occur if construction would be required on lands mapped as Farmland. However, despite its location within an area which contains Farmland, these uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. The addition of a recycling collection center as an attachment to an existing supermarket or compliance with development standards would not substantially alter the existing conditions such that the Farmland would be lost. Therefore, the Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to agriculture in relation to converting Farmland to non-agricultural use. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to agriculture in relation to converting Farmland to non-agricultural use. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

An impact would be expected to occur if construction would be required on lands mapped as Farmland. However, despite its location within an area which contains Farmland, the Recycling and Waste Management Revisions would not affect Farmland, given that farms are not recycling or waste facilities. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses such that the Farmland would be lost, given its location on an existing industrial use. Should the revisions to on-site waste storage standards be relevant to any waste produced by agricultural uses on designated Farmland, the farms would comply, and this would not result in the loss of availability of the Farmland.

Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to agriculture in relation to converting Farmland to non-agricultural use. No further analysis is warranted.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?

Existing Conditions

The County defines all zones in the unincorporated County and their respective land use regulations in Title 22, *Planning and Zoning*, of the County municipal code. Under Title 22, there are two Agricultural Zones designated: Zone A-1 (Light Agricultural) and Zone A-2 (Heavy Agricultural).¹² 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.”¹³

ARAs are defined in the County General Plan 2035 as Farmland identified by the California Department of Conservation and lands which have received permits from the Los Angeles County Agricultural Commissioner/Weights and Measures.¹⁴ Williamson Act contracts, or Land Conservation Act contracts, enter local governments and private landowners in a contract to restrict agricultural and open space lands to farming and ranching uses through the California Department of Conservation, Division of Land Resource Protection. However, there are no agricultural or open space lands with Williamson Act contracts in effect in Los Angeles County, as it is a non-participating county. The only exception is Catalina Island where land is eligible for subventions; however, there are no executed Williamson Act contracts reported.¹⁵

¹² Los Angeles County. Code of Ordinances, Title 22 – Planning and Zoning, Section 22.16.020 – Agricultural Zones Designated. Accessed 10 March 2020.

https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO_DIV3ZO_CH22.16AGOPSPRERE_WAZO_22.16.020AGZODE

¹³ 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_CH22.16AGOPSPRERE_WAZO_22.16.020AGZODE

¹⁴ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

¹⁵ California Department of Conservation. 2018. The Williamson Act Status Report 2016-17.

https://www.conservation.ca.gov/dlrp/wa/Pages/stats_reports.aspx

Threshold of Significance

An impact would occur if construction would be required on lands zoned for agricultural use that have been designated as Agricultural Resource Areas or protected under a Williamson Act contract, such that the land use would be converted to a non-agricultural use.

Impact Analysis

The proposed program would result in no impacts to agriculture and forestry resources in relation to conflicting with existing zoning for agricultural use, or a Williamson Act contract. The potential for impacts to agriculture and forestry resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment which may conflict with existing zoning 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to agriculture and forestry resources in relation to conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract.

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

As described in Section 1, Agricultural Zones would not be affected by the Green Zone Districts. Only Zone M-1, M-1.5, M-2, and M-2.5 would be affected, which are manufacturing and industrial land uses designations. Thus, the Green Zone Districts would result in no conflict with zoning for agricultural use under County Municipal Zoning Code. These revisions would result to no conflict with an ARA or Williamson Act contract, Green Zone Districts are not within any

ARAs¹⁶ and there are no lands in the County, regardless of zoning designations, which hold Williamson Act contracts in effect.¹⁷

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to agriculture in relation to conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to agriculture in relation to conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses.~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would impact agricultural uses. 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, would not result in a substantial impact to an existing Agricultural Zones, ARA, or Williamson Act contract.

The New Sensitive Uses would 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 would not conflict with the Agricultural Zones or ARAs, as the development standards would be implemented as a part of the sensitive use being proposed. The proposed new sensitive use including the development standards would be evaluated individually in regard to its location within an Agricultural Zone or ARA. The development standards would be minimal additions to the design of the proposed new sensitive use, which would be evaluated on an individual project basis under CEQA for impacts to agricultural and forestry resources. Additionally, these revisions would 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.¹⁸

Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in would result in no impacts to agriculture in relation to conflict with existing zoning

¹⁶ 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>

¹⁷ California Department of Conservation. 2018. The Williamson Act Status Report 2016-17. https://www.conservation.ca.gov/dlrp/wa/Pages/stats_reports.aspx

¹⁸ California Department of Conservation. 2018. The Williamson Act Status Report 2016-17. https://www.conservation.ca.gov/dlrp/wa/Pages/stats_reports.aspx

for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to agriculture in relation to conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

Recycling and Waste Management Revisions affect the same four manufacturing land use zoning designations as the Green Zone Districts, along with additional land use zoning designations: Zone A-2 (Heavy Agricultural), and Zone IT (Institutional). Thus, these revisions overlap with areas in the County that are Zoned A-2 and are located within ARAs.¹⁹

The use regulations for Zones A-1 and A-2 are defined in Tables 22.16.030-B, -C, and -D of Title 22 (Principal, Accessory, and Temporary Uses, respectively). The changes that the Ordinance makes to Zone A-2 apply to Table 22.16.030-B and -C. It removes “Land reclamation” as a Principal Use under the section Agricultural and Resource-Based Uses. It also adds two new Principal Uses under Recycling and Solid Waste Uses: (1) organic waste recycling facilities and (2) solid waste facilities, both with various sub-types of facilities. All new Principal Uses under Recycling and Solid Waste Uses would be permitted in Zone A-2 with a CUP, and they would be commercial-purpose facilities and would not include agricultural uses. Organic waste recycling facilities of various sub-types would also be allowed with a Ministerial Site Plan Review as an accessory use when operated in conjunction with a use permitted in the zone, and they would be commercial-purpose facilities and would not include agricultural uses.²⁰

The new Recycling and Solid Waste Uses would have the potential to be approved on land designated as Zone A-2, and existing agricultural land would be open to more opportunity for non-agricultural use. However, there would no impacts in relation to conflicting with agricultural zoning, as Zone A-2 would 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.”²¹ 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

¹⁹ 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>

²⁰ Public Draft Green Zones Ordinance (Appendix A to the Initial Study).

²¹ 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_CH22.16AGOPSPRERE_WAZO_22.16.020AGZODE

storage, processing/packing plants, solar energy facilities, hospitals, and airports.²² The purpose of the Agricultural Zones is not to allow agricultural uses alone; therefore, the Recycling and Waste Management Revisions would not impact the zoning for agricultural use by adding a commercial use, as Zone A-2 would still permit agricultural uses.

In addition, the development standards as a result of these Recycling and Waste Management Revisions would not conflict with the Agricultural Zones or ARAs, as these changes would implement development standards on ~~existing~~ recycling or solid waste uses which have been approved within these Agricultural Zones. Additionally, these revisions would 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.²³

Therefore, Recycling and Waste Management Revisions would result in no impacts to agriculture in relation to conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to agriculture in relation to conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract.

The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones.

Thus, Agricultural Zones would not be affected by the Supermarket Accessory Recycling Collection Centers, which would therefore result in no conflict with zoning for agricultural use under County Municipal Zoning Code. In addition, these uses would be constructed on existing parking lots, and no new structures would be built, which would not conflict with ARAs, as these changes would not differ from existing conditions. With regard to the Williamson Act, these revisions would 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.²⁴

²² 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_CH22.16AGOPSPRERE_WAZO_22.16.020AGZODE

²³ California Department of Conservation. 2018. The Williamson Act Status Report 2016-17.
https://www.conservation.ca.gov/dlrp/wa/Pages/stats_reports.aspx

²⁴ California Department of Conservation. 2018. The Williamson Act Status Report 2016-17.
https://www.conservation.ca.gov/dlrp/wa/Pages/stats_reports.aspx

Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impacts to agriculture in relation to conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to agriculture in relation to conflict with existing zoning for agricultural use, with a designated ARA, or with a Williamson Act contract. The purpose of these revisions is to ensure safety and accessibility enclosures and storage areas for waste, recyclable materials, and organic materials generated by recycling and solid waste land uses. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These revisions do not specify zones under Title 22, and therefore may include Agricultural Zones. However, any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions of the existing land uses. Thus, it would 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 would comply, and this would not result in the loss of availability of the agricultural land. With regard to the Williamson Act, these revisions would result to 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.²⁵

Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to agriculture in relation to conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract. No further analysis is warranted.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?

Existing Conditions

The proposed program area applies to unincorporated areas of the County, which may include land that can be defined as forest land, timberland, or a TPZ under California Public Resources Code and Government Code. Both the Angeles National Forest and the Los Padres National Forest are located within the unincorporated County.²⁶ Although forest resources in the National Forest are managed pursuant to the United States Forest Service (USFS) land management plans and are not subject to the County General Plan 2035, there are approximately 669,220 acres of National Forest land that overlap with the project footprint. Additionally, many zoning designations that are subject to the Green Zones Ordinance permit commercial forestry uses.²⁷

Threshold of Significance

An impact would occur if construction would be required on lands zoned for forest land, timberland, or Timberland Production use, such that the land use would be converted to a non-forestry resource use.

²⁵ California Department of Conservation. 2018. The Williamson Act Status Report 2016-17. https://www.conservation.ca.gov/dlrp/wa/Pages/stats_reports.aspx

²⁶ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

²⁷ 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=TTI22PLZO

Impact Analysis

The proposed program would result in no impacts to agriculture and forestry resources in relation to conflicting with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. The potential for impacts to agriculture and forestry resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment such as forestry resources 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to agriculture and forestry resources in relation to conflicting with existing zoning for, or cause rezoning of, forest land, timberland, or a TPZ. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently, the zoning and land use designations for the 11 districts under consideration for proposed revision allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 ~~45~~ of the 27 ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to 7 ~~40~~ years of adoption of the Ordinance.

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 Green Zone Districts do not include provisions which would allow the conversion of forest land, timberland, or a TPZ to other uses beyond those that already exist.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to agriculture and forestry resources in relation to conflicting with existing zoning for, or cause rezoning of, forest land, timberland, or a TPZ. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to agriculture and forestry resources in relation to conflicting with existing zoning for, or cause rezoning of, forest land, timberland, or a TPZ.

Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses, permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would impact forestry resources. 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, would not impact forestry resource.

These development standards for New Sensitive Uses would be minimal additions to a sensitive use being proposed, which would be evaluated on an individual project basis under CEQA for impacts to forestry resources. The draft Ordinance contains no mention of any zoning, land uses, operations, or standards for forestry resources, commercial forestry, timber, or logging.²⁸ 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. The Green Zone Districts do not include provisions which would allow the conversion of forest land, timberland, or a TPZ to other uses beyond those that already exist.

Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts to agriculture and forestry resources in relation to conflicting with existing zoning for, or cause rezoning of, forest land, timberland, or a TPZ. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to agriculture and forestry resources in relation to conflicting with existing zoning for, or cause rezoning of, forest land, timberland, or a TPZ.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These

²⁸ Public Draft Green Zones Ordinance (Appendix A to the Initial Study).

construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

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.²⁹ Thus, parcels subject to these revisions contain land defined as forest land, timberland, or a TPZ. However, the Ordinance would have no impact on forestry resources, as the Recycling and Waste Management Revisions would not conflict with or re-zone this land. The draft Ordinance contains no mentions of any zoning, land uses, operations, or standards for forest resources, commercial forestry, timber, or logging.³⁰ The development standards for Recycling and Waste Management Revisions would be minimal additions to approved existing or proposed industrial land uses and would not conflict with or rezone any forest land. The Recycling and Waste Management Revisions do not include provisions which would allow the conversion of forest land, timberland, or a TPZ to other uses beyond those that already exist; therefore, there would be no impacts. Permitting an organic waste, recycling, and/or solid waste facility as a primary use would remain a discretionary action, and each development would be analyzed for project-level impacts in relation to conversion of forest land.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to agriculture and forestry resources in relation to conflicting with existing zoning for, or cause rezoning of, forest land, timberland, or a TPZ.

The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones.

²⁹ 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

³⁰ Public Draft Green Zones Ordinance (Appendix A to the Initial Study).

The Supermarket Accessory Recycling Collection Centers contain National Forest land are many zoning designations, such as M-1, M-1.5, M-2, M-2.5, which permit commercial forestry uses including tree crops and logging operations.³¹ Thus, parcels subject to these revisions contain land defined as forest land, timberland, or a TPZ. However, the Ordinance would have no impact, as the Supermarket Accessory Recycling Collection Centers would not conflict with or rezone this land. The Supermarket Accessory Recycling Collection Centers would be constructed on existing parking lots, and no new structures would be built. The draft Ordinance contains no mentions of any zoning, land uses, operations, or standards for forest resources, commercial forestry, timber, or logging.³² The Supermarket Accessory Recycling Collection Centers do not include provisions which would allow the conversion of forest land, timberland, or a TPZ to other uses beyond those that already exist; therefore, there would be no impacts.

Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impacts to agriculture and forestry resources in relation to conflicting with existing zoning for, or cause rezoning of, forest land, timberland, or a TPZ. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to agriculture and forestry resources in relation to conflicting with existing zoning for, or cause rezoning of, forest land, timberland, or a TPZ. The purpose of these revisions is to ensure safety and accessibility enclosures and storage areas for waste, recyclable materials, and organic materials generated by recycling and solid waste land uses. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

New storage enclosures or compliance with development standards would be minimal additions to existing land uses and would not conflict with or re-zone any forest land. The draft Ordinance contains no mentions of any zoning, land uses, operations, or standards for forest resources, commercial forestry, timber, or logging.³³ 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. The Storage Enclosures for Recycling and Solid Waste Revisions do not include provisions which would allow the conversion of forest land, timberland, or a TPZ to other uses beyond those that already exist.

Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to agriculture and forestry resources in relation to conflicting with existing zoning for, or cause rezoning of, forest land, timberland, or a TPZ. No further analysis is warranted.

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

Existing Conditions

The proposed program area applies to unincorporated areas of the County, which may include forest land. There are two National Forests located wholly or partially within Los Angeles County; Angeles National Forest and the Los Padres National Forest.³⁴ Although forest resources in the National Forest are managed pursuant to the USFS land management plans and are not subject to the County General Plan 2035, there are approximately 669,220 acres of National Forest land which overlap with the project footprint.

³¹ 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

³² Public Draft Green Zones Ordinance (Appendix A to the Initial Study).

³³ Public Draft Green Zones Ordinance (Appendix A to the Initial Study).

³⁴ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

Threshold of Significance

An impact would occur if construction would be required on forest land uses or forestry resources would otherwise be removed, such that the land use would be converted to a non-forestry resource use.

Impact Analysis

The proposed program would result in no impacts to agriculture and forestry resources regarding loss of forest land or conversion of forest land to non-forest use. The potential for impacts to forestry resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment and forestry resources 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to agriculture and forestry resources regarding loss of forest land or conversion of forest land to non-forest use. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

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 would be minimal additions to existing industrial, recycling and solid waste, and vehicle-related uses, and would not conflict with or re-zone any forest land. The draft Ordinance contains no mentions of any zoning, land uses, operations, or standards for forest resources, commercial forestry, timber, or logging.³⁵ 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. The Green

³⁵ Public Draft Green Zones Ordinance (Appendix A to the Initial Study).

Zone Districts do not include provisions which would allow the conversion of forest land to other uses beyond those that already exist.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to agriculture and forestry resources regarding loss of forest land or conversion of forest land to non-forest use. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to agriculture and forestry resources regarding loss of forest land or conversion of forest land to non-forest use. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). or solid waste, or vehicle-related uses, in close proximity to existing industrial uses. As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

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, would not result in loss of forest land. These development standards for New Sensitive Uses would be minimal additions to a sensitive use being proposed, which would be evaluated on an individual project basis under CEQA for impacts to agricultural and forestry resources. The draft Ordinance contains no mention of any zoning, land uses, operations, or standards for forestry resources, commercial forestry, timber, or logging.³⁶ 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. The Ordinance does not include provisions which would allow the conversion of forest land, timberland, or a TPZ to other uses beyond those that already exist.

Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts to agriculture and forestry resources regarding loss of forest land or conversion of forest land to non-forest use. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to agriculture and forestry resources regarding loss of forest land or conversion of forest land to non-forest use.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic

³⁶ Public Draft Green Zones Ordinance (Appendix A to the Initial Study).

waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.

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.³⁷ Thus, parcels subject to these revisions contain forest land. However, the Ordinance would have no impact on forestry resources, as the Recycling and Waste Management Revisions would not conflict with or re-zone this land. The draft Ordinance contains no mentions of any zoning, land uses, operations, or standards for forest resources, commercial forestry, timber, or logging.³⁸ The development standards for Recycling and Waste Management Revisions would be minimal additions to approved existing or proposed industrial land uses and would not conflict with or rezone any forest land. The Recycling and Waste Management Revisions do not include provisions which would allow the conversion of forest land to other uses beyond those that already exist; therefore, there would be no impacts. Permitting an organic waste, recycling, and/or solid waste facility as a primary use would remain a discretionary action, and each development would be analyzed for project-level impacts in relation to conversion of Farmland or forest land.

Therefore, impacts to Recycling and Waste Management Revisions would result in no impacts to agriculture and forestry resources regarding loss of forest land or conversion of forest land to non-forest use. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to agriculture and forestry resources regarding loss of forest land or conversion of forest land to non-forest use.

The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical

³⁷ 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

³⁸ Public Draft Green Zones Ordinance (Appendix A to the Initial Study).

stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones.

The Supermarket Accessory Recycling Collection Centers contain National Forest land and many zoning designations, such as M-1, M-1.5, M-2, M-2.5, which permit commercial forestry uses including tree crops and logging operations.³⁹ Thus, parcels subject to these revisions contain forest land. However, the Ordinance would have no impact, as the Supermarket Accessory Recycling Collection Centers would not conflict with or re-zone this land. The Supermarket Accessory Recycling Collection Centers would be constructed on existing parking lots, and no new structures would be built. The draft Ordinance contains no mentions of any zoning, land uses, operations, or standards for forest resources, commercial forestry, timber, or logging.⁴⁰ The Supermarket Accessory Recycling Collection Centers do not include provisions which would allow the conversion of forest land to other uses beyond those that already exist; therefore, there would be no impacts. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to agriculture and forestry resources regarding loss of forest land or conversion of forest land to non-forest use. The purpose of these revisions is to ensure safety and accessibility enclosures and storage areas for waste, recyclable materials, and organic materials generated by recycling and solid waste land uses. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

New storage enclosures or compliance with development standards would be minimal additions to existing land uses and would not convert any forest land. The draft Ordinance contains no mentions of any zoning, land uses, operations, or standards for forest resources, commercial forestry, timber, or logging.⁴¹ 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. The Storage Enclosures for Recycling and Solid Waste Revisions do not include provisions which would allow the conversion of forest land to other uses beyond those that already exist.

Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to agriculture and forestry resources regarding loss of forest land or conversion of forest land to non-forest use. No further analysis is warranted.

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

Existing Conditions

There are approximately 18,156 acres that are categorized as Farmland according to the FMMP that overlap with the project footprint. Although forest resources in the National Forest are managed pursuant to the USFS land management plans and are not subject to the County General Plan 2035, there are approximately 669,220 acres of National Forest land which overlap with the project footprint.

³⁹ 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

⁴⁰ Public Draft Green Zones Ordinance (Appendix A to the Initial Study).

⁴¹ Public Draft Green Zones Ordinance (Appendix A to the Initial Study).

Threshold of Significance

An impact would occur if construction would be required on Farmland or forest land uses, or agricultural and forestry resources would otherwise be removed, such that the land use would be converted to a non-agricultural use or non-forestry resource use.

Impact Analysis

The proposed program would result in no impacts to agriculture and forestry resources in relation to involving 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. The potential for impacts to agriculture and forestry resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment to agriculture and forestry resources 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to agriculture and forestry resources in relation to involving 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.

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

As previously discussed, 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 Ordinance would have no impact, as the revisions do not include provisions which would result in the loss or conversion of forest land or agricultural land to other uses beyond those that already exist. The development standards would apply to specific existing land uses and would not convert agricultural or forest land.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to agriculture and forestry resources in relation to involving 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 further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to agriculture and forestry resources in relation to involving 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, ~~or vehicle-related uses~~. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. As previously discussed, these revisions contain Farmland and forest land. However, development standards for New Sensitive Uses would have no impact on agricultural or forest land, as they would be implemented as part of a sensitive use being proposed that would be evaluated on an individual project basis under CEQA for impacts to agricultural and forestry resources. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses no impacts to agriculture and forestry resources in relation to involving 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 further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to agriculture and forestry resources in relation to involving 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. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities

would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. As previously discussed, these revisions contain Farmland and forest land. However, development standards for these revisions would have no impact on agricultural or forest land, as they would apply to specific existing land uses and would not convert agricultural or forest land. Furthermore, permitting an organic waste, recycling, and/or solid waste facility as a primary use would remain a discretionary action, and each development would be analyzed for project-level impacts in relation to conversion of Farmland or forest land. Therefore, impacts to Recycling and Waste Management Revisions would result in no impacts to agriculture and forestry resources in relation to involving 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.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to agriculture and forestry resources in relation to involving 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. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. As previously discussed, these revisions contain Farmland and forest land. However, these uses would be constructed on existing parking lots, and no new structures would be built. Therefore, the Supermarket Accessory Recycling Collection Centers would have no impacts to agriculture and forestry resources in relation to involving 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 further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to agriculture and forestry resources in relation to involving 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 further analysis is warranted. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. As previously discussed, development standards for

these revisions would have no impact on agricultural or forest land, as they would apply to specific existing land uses and would not convert agricultural or forest land. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to agriculture and forestry resources in relation to involving 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 further analysis is warranted.

2.3. AIR QUALITY

This analysis is undertaken to determine if the proposed program may have a significant impact to air quality, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to the Air Quality Element of the Los Angeles County General Plan 2035,² the South Coast Air Quality Management District (SCAQMD) *CEQA Handbook*,³ the Antelope Valley Air Quality Management District (AVAQMD) *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*,⁴ and the air quality and environmental justice analyses in the Southern California Association of Governments (SCAG) 2016–2040 Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS).⁵

The Air Quality Element of the County General Plan characterizes the South Coast Air Basin (SCAB), which includes the majority of Los Angeles County, as having among the worst air quality ratings in the country.

Regional Climate

Southern California Air Basin

The regional climate significantly influences the air quality in the SCAB. Temperature, wind, humidity, precipitation, and the amount of sunshine influence the quality of the air. In addition, the SCAB is frequently subjected to an inversion layer that traps air pollutants. Temperature has an important influence on basin wind flow, pollutant dispersion, vertical mixing, and photochemistry.

Annual average temperatures throughout the SCAB vary from the low to middle 60 degrees Fahrenheit (°F). However, due to decreased marine influence, the eastern portion of the SCAB shows greater variability in average annual minimum and maximum temperatures. January is the coldest month throughout the SCAB, with average minimum temperatures of 47°F in downtown Los Angeles and 36°F in San Bernardino. All portions of the SCAB have recorded maximum temperatures above 100°F.

Although the climate of the SCAB can be characterized as semiarid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of sulfur dioxide to sulfate (SO₂ to SO₄) is heightened in air with high relative humidity. The marine layer is an excellent environment for that conversion process, especially during the spring and summer months. The annual average relative humidity is 71 percent along the coast and 59 percent inland. Because the ocean effect is dominant, periods of heavy early morning fog are frequent, and low stratus clouds are a characteristic feature. These effects decrease with distance from the coast.

More than 90 percent of the SCAB's rainfall occurs from November through April. Annual average rainfall varies from approximately 9 inches in Riverside to 14 inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thundershowers near the coast and slightly heavier shower activity in the eastern portion of the region and near the mountains. Rainy days comprise 5 to 10 percent of all days in the SCAB, with the frequency being higher near the coast. The influence of rainfall on the contaminant levels in the SCAB is minimal. Although some washout of pollution would be expected with winter rains, air masses

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles General; Chapter 8 Air Quality E. County of Los Angeles, California. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch8.pdf

³ South Coast Air Quality Management District. Air Quality Analysis Handbook. <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>

⁴ Antelope Valley Air Quality Management District. California Environmental Quality Act (CEQA) And Federal Conformity Guidelines. August 2016. <https://avaqmd.ca.gov/files/e5b34d385/AV%20CEQA%20Guides%202016.pdf>

⁵ Southern California Association of Governments, 2016 RTP/SCS. <http://scagrtpscs.net/Pages/default.aspx>

that bring precipitation of consequence are very unstable and provide excellent dispersion that masks wash-out effects. Summer thunderstorm activity affects pollution only to a limited degree. If the inversion is not broken by a major weather system, then high contaminant levels can still persist even in areas of light showers.

Mojave Desert Air Basin

The Mojave Desert Air Basin (MDAB) is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. Many of the lower mountains that dot the vast terrain rise from 1,000 to 4,000 feet above the valley floor. Prevailing winds in the MDAB are out of the west and southwest. These prevailing winds are due to the proximity of the MDAB to coastal and central regions and the blocking nature of the Sierra Nevada Mountains to the north; air masses pushed onshore in Southern California by differential heating are channeled through the MDAB. The MDAB is separated from the Southern California coastal and central California valley regions by mountains (highest elevation approximately 10,000 feet), whose passes form the main channels for these air masses. The Antelope Valley is bordered in the northwest by the Tehachapi Mountains, separated from the Sierra Nevadas in the north by the Tehachapi Pass (3,800 feet). The Antelope Valley is bordered in the south by the San Gabriel Mountains, bisected by Soledad Canyon (3,300 feet).

During the summer, the MDAB is generally influenced by a Pacific Subtropical High cell that sits off the coast, inhibiting cloud formation and encouraging daytime solar heating. The MDAB is rarely influenced by cold air masses moving south from Canada and Alaska, as these frontal systems are weak and diffuse by the time they reach the desert. Most desert moisture arrives from infrequent warm, moist, and unstable air masses from the south. The MDAB averages between three and seven inches of precipitation per year (from 16 to 30 days with at least 0.01 inch of precipitation). The MDAB is classified as a dry-hot desert climate (BWh), with portions classified as dry-very hot desert (BWh) to indicate at least 3 months have maximum average temperatures over 100.4° F.

Temperature Inversion

The vertical dispersion of air pollutants in the SCAB and MDAB is frequently restricted by the presence of a persistent temperature inversion in the atmospheric layers near the earth's surface. Normally, the temperature of the atmosphere decreases with altitude. However, when the temperature of the atmosphere increases with altitude, the phenomenon is termed an inversion. An inversion condition can exist at the surface or at any height above the ground. The bottom of the inversion, known as the mixing height, is the height of the base of the inversion.

In general, inversions in the SCAB and MDAB are lower before sunrise than during the daylight hours. As the day progresses, the mixing height normally increases as the warming of the ground heats the surface air layer. As this heating continues, the temperature of the surface layer approaches the temperature of the base of the inversion layer. When these temperatures become equal, the inversion layer's lower edge begins to erode, and if enough warming occurs, the layer breaks up. The surface layers are gradually mixed upward, diluting the previously trapped pollutants. The breakup of inversion layers frequently occurs during mid to late afternoon on hot summer days. Winter inversions usually break up by midmorning.

Air Pollutants

Certain air pollutants have been recognized to cause notable health problems and consequential damage to the environment either directly or in reaction with other pollutants, due to their presence in elevated concentrations in the atmosphere. Such pollutants have been identified as criteria air pollutants and regulated as part of the overall endeavor to prevent further deterioration and facilitate improvement in air quality. Criteria pollutants are regulated by the U.S. Environmental Protection Agency (EPA) and are subject to emissions control requirements adopted by federal, state and local regulatory agencies.

Ozone (O₃): Ozone is a secondary pollutant formed by the chemical reaction of volatile organic compounds and nitrogen oxides (NO_x) under favorable meteorological conditions such as high temperature and stagnation episodes. An elevated level of ozone irritates the lungs and breathing passages, causing coughing and pain in the chest and throat, thereby increasing susceptibility to respiratory infections and reducing the ability to exercise. Effects are more severe in

people with asthma and other respiratory ailments. Long-term exposure may lead to scarring of lung tissue and may lower the lung efficiency.

Volatile Organic Compounds (VOCs): These are compounds comprised primarily of atoms of hydrogen and carbon. Internal combustion associated with motor vehicle usage is the major source of hydrocarbons, as are architectural coatings. Emissions of VOCs themselves are not “criteria” pollutants; however, they contribute to formation of O₃ and are regulated as O₃ precursor emissions.

Nitrogen Dioxide (NO₂): Nitrogen dioxide is a reddish-brown, reactive gas that is formed in the ambient air through the oxidation of nitric oxide (NO). The principal form of NO₂ produced by combustion is NO, but NO reacts quickly to form NO₂, creating the mixture of NO and NO₂ referred to as nitrogen oxides (NO_x). Major sources of NO_x include power plants, large industrial facilities, and motor vehicles. Emissions of NO_x can potentially irritate the nose and throat and may increase susceptibility to respiratory infections, especially in people with asthma. According to the California Air Resources Control Board (CARB), NO₂ is an oxidizing gas capable of damaging cells lining the respiratory tract. Exposure to NO₂ along with other traffic-related pollutants, is associated with respiratory symptoms, episodes of respiratory illness and impaired lung functioning. Studies in animals have reported biochemical, structural, and cellular changes in the lung when exposed to NO₂ above the level of the current state air quality standard. Clinical studies of human subjects suggest that NO₂ exposure to levels near the current standard may worsen the effect of allergens in allergic asthmatics, especially in children.⁶

Carbon Monoxide (CO): Carbon monoxide is primarily emitted from combustion processes and motor vehicles due to incomplete combustion of fuel. Elevated concentrations of CO weaken the heart's contractions and lower the amount of oxygen carried by the blood. It is especially dangerous for people with chronic heart disease. Inhalation of CO can cause nausea, dizziness, and headaches at moderate concentrations and can be fatal at high concentrations.

Sulfur Dioxide (SO₂): Major sources of SO₂ include power plants, large industrial facilities, diesel vehicles, and oil-burning residential heaters. Emissions of sulfur dioxide aggravate lung diseases, especially bronchitis. It also constricts the breathing passages, especially in asthmatics and people involved in moderate to heavy exercise. Sulfur dioxide potentially causes wheezing, shortness of breath, and coughing. High levels of particulates appear to worsen the effect of sulfur dioxide, and long-term exposures to both pollutants leads to higher rates of respiratory illness.

Particulate Matter (PM₁₀ and PM_{2.5}): The human body naturally prevents the entry of larger particles into the body. However, small particles including fugitive dust, with an aerodynamic diameter equal to or less than 10 microns (PM₁₀) and even smaller particles with an aerodynamic diameter equal to or less than 2.5 microns (PM_{2.5}), can enter the body and are trapped in the nose, throat, and upper respiratory tract. These small particulates could potentially aggravate existing heart and lung diseases, change the body's defenses against inhaled materials, and damage lung tissue. The elderly, children, and those with chronic lung or heart disease are most sensitive to PM₁₀ and PM_{2.5}. Lung impairment can persist for 2 to 3 weeks after exposure to high levels of particulate matter. Some types of particulates could become toxic after inhalation due to the presence of certain chemicals and their reaction with internal body fluids.

Lead (Pb): Lead is emitted from industrial facilities and from the sanding or removal of old lead-based paint. Smelting or processing the metal is the primary source of lead emissions, which is primarily a regional pollutant. Lead affects the brain and other parts of the body's nervous system. Exposure to lead in very young children impairs the development of the nervous system, kidneys, and blood forming processes in the body.

⁶ California Air Resources Board, “Nitrogen Dioxide – Overview,” July 21, 2011, <http://www.arb.ca.gov/research/aaqs/caaqs/no2-1/no2-1.htm>. Accessed March 2015.

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

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?				

Existing Conditions

There are three primary air quality plans that seek to improve air quality in the unincorporated areas of the County: (1) the portion of the unincorporated area of the County in the SCAB is regulated by the SCAQMD pursuant to the SCAQMD Air Quality Management Plan (AQMP);⁷ (2) the northernmost portion of the unincorporated area of the County in the Antelope Valley by AVAQMD pursuant to the AVAQMD State Implementation Plan;⁸ and (3) the Air Quality Element of the County General Plan 2035 establishes goals and policies for the County.

SCAQMD Air Quality Management Plan. Air quality compliance with the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) is overseen by the SCAQMD pursuant to the AQMP.⁹ There are four primary components of the Air Toxic Control strategy in the SCAQMD AQMP:

⁷ South Coast AQMD. Final 2016 AQMP-CARB/EPA/SIP Submittal. <https://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/final-2016-aqmp>

⁸ Antelope Valley Air Quality Management District. Los Angeles County within the Mojave Desert Air Basin. <https://avaqmd.ca.gov/files/620c3957c/AV+Full+SIP+Table+2020+16+Jan.pdf>

⁹ South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

- 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_{2.5}) formation.
- Mobile source control strategies that are designed to reduce nitrogen oxide (NO_x), 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).
- Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.¹⁰

In addition to criteria pollutants, the SCAQMD periodically assesses levels of TACs in the Air Basin. A TAC is defined by California Health and Safety Code Section 39655:

“Toxic air contaminant” means an air pollutant which may cause or contribute to an increase in mortality or in serious illness, or which may pose a present or potential hazard to human health. A substance that is listed as a hazardous air pollutant pursuant to subsection (b) of Section 112 of the federal act (42 U.S.C. Sec. 7412(b)) is a toxic air contaminant.

The SCAQMD completed the Multiple Air Toxic Exposure (MATES)-IV Study which includes an emissions inventory of TACs in the South Coast Air Basin, and makes several characterizations that are relevant to the consideration of plan conformity:

- During the study period, the average Basin cancer risk from air toxics based on the annual average levels calculated from the 10 monitoring sites data was approximately 418 per million. This is about 65% lower than the estimated risk from the 2004-2006 time period.
- Regional modeling analysis shows the highest risks from air toxics surrounding the port areas, with the highest grid cell risk about 1,000 per million, followed by Central Los Angeles, where there is a major transportation corridor, with grid cell modeled risks MATES IV Final Report 6-2 ranging from about 700 to 750 per million.
- The spatial distribution of diesel PM_{2.5} emission in MATES IV is similar to the diesel PM emission pattern derived in CalEnviroScreen 2.0, both showing the highest diesel PM emission in Central Los Angeles and area around the Ports.¹¹

Antelope Valley State Implementation Plan. The AVAQMD has jurisdiction over the northern, desert portion of Los Angeles. The AVAQMD AQMP Applicable State Implementation Plan (SIP) was designed to provide information on rules contained in the Applicable SIP for various areas within the AVAQMD.¹² The SIP table provides notes about each regulation listed in the AVAQMD Rule Book. The EPA-approved AVAQMD portion of the California SIP includes rules and regulations that require an implementation schedule and measures to reduce air pollution and mobile emissions. The proposed program would not conflict with the AVAQMD SIP regulations. The EPA and CARB have designated portions of the AVAQMD as non-attainment for a variety of pollutants. The AVAQMD has adopted a single attainment plan for ozone (Table 2.3-1).

¹⁰ South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

¹¹ South Coast Air Quality Management District. May 2015. Multiple Air Toxics Exposure Study in the South Coast Air Basin: MATES-IV, Final Report. 21865 Copley Drive Diamond Bar, CA 91765.

¹² Antelope Valley Air Quality Management District. EPA-Approved Antelope Valley Air District Regulations in the California SIP. January 8, 2020. Accessible at: <https://www.epa.gov/sips-ca/epa-approved-antelope-valley-air-district-regulations-california-sip#doc>

**TABLE 2.3-1
AVAQMD ATTAINMENT PLANS**

Name of Plan	Date of Adoption	Standard(s) Targeted	Applicable Area	Pollutant(s) Targeted	Attainment Date*
AVAQMD 2004 Ozone Attainment Plan (State and Federal)	4/2004	Federal one hour ozone	Entire District	NOx and VOC	2007
AVAQMD Federal 8-Hour Ozone Attainment Plan	5/20/2008	Federal eight-hour ozone (84 ppb)	Entire District	NOx and VOC	2019 (revised from 2021)

* A historical attainment date given in an attainment plan does not necessarily mean that the affected area has been redesignated to attainment.

Air Quality Element of County of Los Angeles General Plan. The Air Quality Element of the County General Plan contains two goals and three policies that are relevant to the evaluation of the Green Zones Program:

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.

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.

Thresholds of Significance

A significant impact in relation to applicable air quality plans of either the SCAQMD or the AVAQMD was considered in relation to the potential conflict with or obstruct implementation of specified air pollution control strategies. The AVAQMD defines this more specifically as conformity as being demonstrated by consistency with growth forecasts and established land use patterns.

Impact Analysis

The proposed program would result in less than significant impacts to air quality in relation to conflicting with or obstruction of implementation of the applicable air quality plan. The potential for impacts to applicable air quality plans has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses in relation to the potential change growth forecast of land use patterns.

Element 1 – Green Zone Districts

The designation of Green Zone Districts within the County’s Zoning Code, Title 22, would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP or the AVAQMD AQMP. Rather than changing the land use pattern, the Green Zone Districts (see Figure 1.IV-1, *Los Angeles County Planning Areas*) creates development standards and procedures for existing M-1, M-1.5, M-2, and M-2.5 and industrial

uses within the located within communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, and Willowbrook. The development standards apply where existing and zoned M-1, M-1.5, M-2, and M-2.5 industrial uses are located within 500 feet of a sensitive use on an unincorporated parcel, or a residential use on incorporated parcel. This development standards and procedures would be required to minimize adverse effects related to air quality (and other environmental factors) on nearby sensitive uses. As of June 2020, the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to properties within the 11 districts, and to future entitlements subject to a CUP, an MCUP, and/or an SPR. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ ~~40~~ years of adoption of the Ordinance.

SCAQMD AQMP. Green Zone Districts would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The project would 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.**

The majority of the proposed improvements are inanimate objects such as walls, fencing, signage, and lighting that would be compliant with County Title 22, Zoning Code, and Title 31, Building Codes and not involve the use of diesel fuels.

- **Control volatile organic compound (VOC) emissions that are most reactive in ozone and/or fine particulate matter (PM_{2.5}) formation.**
- **Mobile source control strategies that are designed to reduce nitrogen oxide (NO_x), 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).**

The project regulates existing and allowable land uses that are located in proximity to sensitive uses; therefore, it would not contribute to increased per capita vehicle miles traveled (VMT), which is the primary source of VOCs, NO_x, ROG, and PM.

- **Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.**¹³

The project measures are consistent with the SCAQMD strategy to reduce localized impacts to sensitive uses within the County and immediately adjacent parcels in incorporated Cities to exposure to TACs, through development standards and the use of air filtration systems.

¹³ South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the AQMP. No further analysis is warranted.

AVAQMD AQMP. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the project would neither exacerbate population growth nor change land use patterns. The effect of the project is limited to updated zoning standards for existing industrial uses. Air filtration would be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors. by minimizing and avoiding exposure, to emissions from pallet yards, and recycling processing, organic waste, and solid waste facilities to filter out the contaminants, in a manner that is consistent with AVAQMD's mission of being protective of public health. Since the protective measures, specified pursuant to the project would not generate VOCs, which are the precursor to O₃, there would be no effect on AVAQMD SIP. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the AVAQMD AQMP. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the AVAQMD AQMP. No further analysis is warranted.

Air Quality Element of the County of Los Angeles General Plan. The goals of the County General Plan 2035 Air Quality Element include the protection of County residents from exposure to harmful criteria air pollutants; the reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning; and implementation of plans and programs to address the impacts of climate change. The Green Zone District element does 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.

The Green Zone District requirements includes the use of air filtration systems for sensitive uses within 500 feet of pallet yards, solid waste management, and recycling facilities. Installation of air filtration systems would be required within building enclosures at pallet yards and recycling processing, organic waste, and solid waste facilities to draw in the dust and particulate matter generated from indoor and outdoor operational activities in order to protect employees and visitors. The types of air filtrations utilized would be “best available control technology” as defined by AQMD Guidelines.

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.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses implements Policy AQ 2.1 and works towards Goal AQ2.

Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

The Green Zone Districts applies to existing M-1, M-1.5, M-2, and M-2.5, and Industrial Uses within the Green Zone District Boundary (see Table 1.IV-1); therefore, there would be no conflict with the conservation of natural resources and vegetation.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to applicable air quality plans.

Element 2 – New Sensitive Uses

The proposed development standards for new sensitive uses adjoining or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. New sensitive uses that are constructed adjacent to industrial, recycling, solid waste, or vehicle-related uses would be required to implement development standards similar to those required for existing industrial uses, to protect these new sensitive uses from impacts from existing industrial uses (Chapter 22.84, and Chapter 22.130).

SCAQMD AQMP. The New Sensitive Uses element of the Green Zones Program would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The project would 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.**

The majority of the proposed improvements are inanimate objects such as walls, ~~fencing, signage balconies, and lighting~~ air filtration systems would be compliant with County Title 22, Zoning Code, and Title 31, Building Codes and 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 New Sensitive Uses.

- **Control volatile organic compound (VOC) emissions that are most reactive in ozone and/or fine particulate matter (PM_{2.5}) formation.**
- **Mobile source control strategies that are designed to reduce nitrogen oxide (NO_x), 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).**

The project regulates existing and allowable land uses that are located in proximity to sensitive uses; therefore, it would not contribute to increased per capita VMT which is the primary source of VOCs, NOX, ROG, and PM. Identification of organic waste recycling as an allowable use would not change the generation of such waste, but rather allow them to be diverted from landfills to organic waste recycling and composting centers within the unincorporated areas of the County; therefore, there would be no increase in VOCs, NOX, ROG, or PM as a result of the allowable use.

- **Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.¹⁴**

The project measures are consistent with the SCAQMD strategy to reduce localized impacts to sensitive uses within the County and immediately adjacent parcels in incorporated Cities to exposure to TACs, through development standards and the use of air filtration systems. The air filtration systems would 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_{2.5} and PM₁₀ from adjacent industrial sites. The proposed program would include construction of fencing and solid walls, temporary truck trips during construction that would not differ substantially from existing

¹⁴ South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

conditions, and maintenance to existing facilities. The construction would be minimal and short-term. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to the SCAQMD AQMP.

AVAQMD SIP. The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to the AVAQMD AQMP. The proposed program component would address incompatible land uses by changing regulatory requirements for specific industrial land uses in proximity to sensitive uses and require development standards for new sensitive uses in proximity to existing industrial, recycling and solid waste, or vehicle-related uses. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the project would neither exacerbate population growth nor change land use patterns. The effect of the project Element 2 is limited to updated standards for ~~existing industrial~~ new sensitive uses. Air filtrations would be implemented to reduce pollution and air quality impacts ~~to from adjacent sensitive receptors~~ industrial uses by minimizing and avoiding ~~exposure, to emissions from pallet yards~~ exposure to air pollution, and ~~recycling processing, organic waste, and solid waste facilities~~ to filter out the contaminants in a manner that is consistent with AVAQMD's mission of being protective of public health. Since the protective measures, specified pursuant to the project would not generate VOCs, which are the precursor to O₃, there would be no effect on AVAQMD SIP. The new development standards ~~and/or more stringent entitlement processes~~ for New Sensitive Uses adjacent to or adjoining existing ~~sensitive uses on other properties~~ industrial, recycling or solid waste, or vehicle-related uses would result in less than significant impacts to the AVAQMD AQMP. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts to the AVAQMD AQMP.

Air Quality Element of County General Plan. The goals of the County General Plan 2035 Air Quality Element include the protection of County residents from exposure to harmful criteria air pollutants; the reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning; and implementation of plans and programs to address the impacts of climate change. The New Sensitive Uses Element does not conflict with 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.

The New Sensitive Uses requirement includes the use of air filtration systems for sensitive uses ~~adjacent to pallet yards, solid waste management, and recycling facilities. In addition, installation of air filtration systems would be required, within building enclosures at pallet yards; and recycling processing, organic waste, and solid waste facilities to draw in the dust and particulate matter generated from indoor and outdoor operational activities in order to protect employees and visitors.~~ adjacent to industrial, recycling or solid waste, or vehicle-related uses. The types of air filtrations utilized would be "best available control technology" as defined by AQMD Guidelines.

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.

The new development standards ~~and/or more stringent entitlement processes~~ for New Sensitive Uses would protect the adjacent sensitive uses from industrial emissions.

Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

~~The Green Zones Districts New Sensitive Uses applies to all zones where the new sensitive use is within adjacent to or adjoining an existing M-1, M-1.5, M-2, and M-2.5, and Industrial Uses within the Green Zones District Boundary legally-established industrial, recycling or solid waste, or vehicle-related use (see Table 1.IV-1); therefore, there would be no conflict with the conservation of natural resources and vegetation.~~

The proposed program would not conflict with the County General Plan 2035 Air Quality Element since the proposed program would include construction of ~~fencing and~~ solid walls and ~~maintenance to existing facilities~~ landscaping. The construction would be minimal and short-term. 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, would not result in substantial changes to the existing conditions. Air filtration and other updated technologies would be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors. The proposed program would be compliant with County General Plan 2035 Air Quality Element goals to implement programs that address the impacts of climate change. The proposed program's goal is to address air pollution impacts to sensitive receptors. The new development standards ~~and/or more stringent entitlement processes~~ for the New Sensitive Uses would result in less than significant impacts to applicable air quality plans.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.

SCAQMD AQMP. Recycling and Waste Management Revisions would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The project would 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.**

The majority of the proposed improvements are inanimate objects such as walls, fencing, signage, and lighting that would be compliant with Title 22 Building Codes and 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 Recycling and Waste Management Revisions.

- **Control volatile organic compound (VOC) emissions that are most reactive in ozone and/or fine particulate matter (PM_{2.5}) formation.**
- **Mobile source control strategies that are designed to reduce nitrogen oxide (NO_x), 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).**

The project regulates existing and allowable land uses that are located in proximity to sensitive uses; therefore, it would not contribute to increased per capita VMT, which is the primary source of VOCs, NOX, ROG, and PM. Identification of organic waste recycling as an allowable use would not change the generation of such waste, but rather allow them to be diverted from landfills to organic waste recycling and composting centers within the unincorporated areas of the County; therefore, there would be no increase in VOCs, NOX, ROG, or PM as a result of the allowable use.

- **Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.**¹⁵

The project measures are consistent with the SCAQMD strategy to reduce localized impacts to sensitive uses within the County and immediately adjacent parcels in incorporated Cities to exposure to TACs, through development standards and the use of air filtration systems. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the AQMP.

AVAQMD SIP. The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to the AVAQMD AQMP. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the project would neither exacerbate population growth nor change land use patterns. The effect of the project is limited to updated standards for existing industrial uses. Air filtrations would be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors. by minimizing and avoiding exposure, to emissions from pallet yards, and recycling processing, organic waste, and solid waste facilities to filter out the contaminants, in a manner that is consistent with AVAQMD's mission of being protective of public health. Since the protective measures, specified pursuant to the project would not generate VOCs, which are the precursor to O₃, there would be no effect on AVAQMD SIP. The new development standards and/or more stringent entitlement processes for Recycling and Waste Management Revisions would result in less than significant impacts to the AVAQMD AQMP.

Air Quality Element of County General Plan. The goals of the County General Plan 2035 Air Quality Element include the protection of County residents from exposure to harmful criteria air pollutants; the reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning; and implementation of plans and programs to address the impacts of climate change. The Green Zone Districts would not conflict with 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.

The improvements, consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards would be compliant with the Air Quality Element goals by addressing incompatible land uses and improving existing facilities. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant impacts to the County General Plan Air Quality Element. The types of air filtrations utilized would be "best available control technology" as defined by AQMD Guidelines.

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.

¹⁵ South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

The proposed program would not conflict with the County General Plan 2035 Air Quality Element. The program would address climate change impacts and promotes the reduction of air pollution and mobile source emissions through coordinated land uses by addressing the incompatible land uses and protecting sensitive uses. The improvements, consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards would be compliant with the Air Quality Element goals by addressing incompatible land uses and improving existing facilities.

Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

~~The Green Zones Districts Recycling and Waste Management Revisions applies to existing M-1, C-1, 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, and Industrial Uses within the Green Zones District Boundary (see Table 1.IV-1); therefore A-2, and IT zones. As a result, there would be no conflict with the conservation of natural resources and vegetation. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle related uses within Green Zone Districts within a 500 foot radius of existing sensitive uses on other properties~~ Recycling and Waste Management Revisions would result in less than significant impacts to applicable air quality plans.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The Ca Recycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. The new development standards and/or more stringent entitlement processes for Supermarket Accessory and Recycling Collection Centers would result in less than significant impacts to applicable air quality plans.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

SCAQMD AQMP. The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to conflicts with or obstruction of implementation of the SCAQMD AQMP. The project would 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.**

The majority of the proposed improvements are inanimate objects such as walls, fencing, signage, and lighting that would be compliant with Title 22 Building Codes and 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.

- **Control volatile organic compound (VOC) emissions that are most reactive in ozone and/or fine particulate matter (PM_{2.5}) formation.**
- **Mobile source control strategies that are designed to reduce nitrogen oxide (NO_x), 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).**

Identification of organic waste recycling as an allowable use would not change the generation of such waste, but rather allow them to be diverted from landfills to organic waste recycling and composting centers within the unincorporated areas of the County; therefore, there would be no increase in VOCs, NOX, ROG, or PM as a result of the allowable use. The project regulates existing and allowable land uses that are located in proximity to sensitive uses; therefore, it would not contribute to increased per capita VMT, which is the primary source of VOCs, NOX, ROG, and PM. Identification of organic waste recycling as an allowable use would not change the generation of such waste, but rather allow them to be diverted from landfills to organic waste recycling and composting centers within the unincorporated areas of the County; therefore, there would be no increase in VOCs, NOX, ROG, or PM as a result of the allowable use.

- **Stationary source control strategies that are implemented by the SCAQMD in order to primarily reduce TACs that can create localized impacts to nearby communities.**¹⁶

Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The proposed program would not result in a substantial change from existing conditions. The proposed program component would include improvements to existing facilities to meet the requirements of new standards, conditions, and procedures that support and facilitate the development of recycling collection center as an accessory use to an existing supermarket. The proposed program would not conflict with the AQMP.

Therefore, the new development standards and/or more stringent entitlement processes for The Storage Enclosures for Recycling and Solid Waste Revisions ~~within a 500-foot radius of existing sensitive uses on other properties~~ would result in less than significant impacts to the AQMP.

AVAQMD AQMP. The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the AVAQMD AQMP. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The revisions would add

¹⁶ South Coast Air Quality Management District. March 2017. Final 2016 Air Quality Management Plan. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15>

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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The proposed program would not result in substantial changes from existing conditions. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the AVAQMD AQMP. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the project would neither exacerbate population growth nor change land use patterns. The effect of the project is limited to updated standards for existing industrial uses. Air filtrations would be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors. by minimizing and avoiding exposure, to emissions from pallet yards, and recycling processing, organic waste, and solid waste facilities to filter out the contaminants, in a manner that is consistent with AVAQMD's mission of being protective of public health. Since the protective measures, specified pursuant to the project would not generate VOCs, which are the precursor to O₃, there would be no effect on AVAQMD SIP. The new development standards and/or more stringent entitlement processes for Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the AVAQMD AQMP. The proposed program would not conflict with the AVAQMD AQMP Applicable SIP since the Program would neither exacerbate population growth nor change land use patterns. The effect of the project is limited to updated standards for existing industrial uses. The new development standards and/or more stringent entitlement processes for Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the AVAQMD AQMP.

Air Quality Element of County General Plan. The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the County General Plan Air Quality Element. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The proposed program would not conflict with the County General Plan Air Quality Element and would not result in substantial changes to the existing conditions. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to the County General Plan Air Quality Element.

The goals of the County General Plan 2035 Air Quality Element include the protection of County residents from exposure to harmful criteria air pollutants; the reduction of air pollution and mobile source emissions through coordinated land use, transportation and air quality planning; and implementation of plans and programs to address the impacts of climate change. The ~~Green Zones Districts~~ Storage Enclosures for Recycling and Solid Waste Revisions element does not conflict with 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.

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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

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.

The new development standards and/or more stringent entitlement processes for Storage Enclosures for Recycling and Solid Waste Revisions ~~within Green Zone Districts within a 500-foot radius of existing sensitive uses~~, including all uses specified in PolicyAQ2.1.

Policy AQ 2.3: Support the conservation of natural resources and vegetation to reduce and mitigate air pollution impacts.

Storage Enclosures for Recycling and Solid Waste Revisions apply to all zones that meet the following criteria: new nonresidential uses or residential uses with more than 4 unites with solid waste/recycling storage onsite. Green Zones Districts apply to existing M-1, M-1.5, M-2, and M-2.5, and Industrial Uses within the Green Zones District Boundary (see Table 1.IV-1); Therefore, there would be no conflict with the conservation of natural resources and vegetation.

The new development standards and/or more stringent entitlement processes for Storage Enclosures for Recycling and Solid Waste Revisions ~~within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties~~ would result in less than significant impacts to applicable air quality plans.

Although the Green Zones Program is not anticipated to result in significant impacts to air quality in relation to conflicts with adopted air quality management plan, and although it is anticipated that the long-term impact of the proposed program would result in an improvement to air quality, this issue area is being carried forward for further analysis to ensure that the findings will be consistent and in alignment with the findings of the Health Impact Assessment.

b) 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?

Existing Conditions

The existing air quality in Southern California does not currently meet state and federal standards. Data on existing air quality in the SCAB, in which the proposed program area is located, is monitored by a network of air monitoring stations operated by the California Environmental Protection Agency (CalEPA), CARB, SCAQMD, and the AVAQMD. The air quality assessment considers all phases of project planning, construction, and operation. The Green Zones Program affects County land use zoning designations that fall within areas regulated by two air districts: SCAQMD and AVAQMD. These districts are in nonattainment for criteria pollutants (Table 2.3-2, *CAAQs and NAAQs Attainment Status for Green Zones Program Areas*).

**TABLE 2.3-2
CAAQs AND NAAQs ATTAINMENT STATUS FOR GREEN ZONES PROGRAM AREA**

Criteria Pollutants	SCAQMD ¹⁷		VAQMD ¹⁸	
	California	Federal	California	Federal
O ₃	Nonattainment	Nonattainment	Nonattainment	Nonattainment
NO _x	Attainment	Attainment	Attainment	Unclassified/Attainment
VOC	Not Reported	Not Reported	Not Reported	Not Reported
PM ₁₀	Nonattainment	Attainment	Nonattainment	Unclassified/Attainment
PM _{2.5}	Nonattainment	Nonattainment	No State Standard	Unclassified/Attainment
SO ₂	Nonattainment	Attainment	Attainment	Unclassified/Attainment
CO	Attainment	Attainment	Attainment	Unclassified/Attainment
Lead	Not reported	Nonattainment	Attainment	Unclassified/Attainment

¹⁷ South Coast Air Quality Management District. Downloaded June 4, 2020. National Ambient Air Quality Standards (NAAQs) and California Ambient Air Quality Standards (CAAQs) Attainment Status for South Coast Air Basin. Available at: <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaq-qaqs-feb2016.pdf?sfvrsn=14>

¹⁸ Antelope Valley AQMD. Downloaded June 4, 2020. 2017 Attainment Status. Available at: <https://avaqmd.ca.gov/files/e0986ab83/AVAQMD+2017+Attainment+Status+Table.pdf>

Thresholds of Significance

A significant impact would occur if the project results in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).

The potential air quality impacts occurring during the construction and operation of proposed programs complying with the Green Zones Program is evaluated using the CEQA Guidelines and the quantitative thresholds of significance established by the SCAQMD (Table 2.3-3, *SCAQMD Air Quality Significance Thresholds*).

**TABLE 2.3-3
SCAQMD AIR QUALITY SIGNIFICANCE THRESHOLDS**

Mass Daily Thresholds		
Pollutant	Construction	Operation
NO _x	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
Toxic Air Contaminants (TACs), Odor, and GHG Thresholds		
TACs (including carcinogens and noncarcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
GHG	10,000 MT/yr CO ₂ eq for industrial facilities	
Ambient Air Quality Standards for Criteria Pollutants^a		
NO ₂ 1-hour average Annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.03 ppm (state) and 0.0534 ppm (federal)	
PM ₁₀ 24-hour average Annual average	10.4 µg/m ³ (construction) ^b & 2.5 µg/m ³ (operation) 1.0 µg/m ³	
PM _{2.5} 24-hour average	10.4 µg/m ³ (construction) ^b & 2.5 µg/m ³ (operation)	
SO ₂ 1-hour average 24-hour average	0.25 ppm (state) & 0.075 ppm (federal – 99th percentile) 0.04 ppm (state)	
Sulfate 24-hour average	25 µg/m ³ (state)	
CO 1-hour average 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
Lead 30-day average Rolling 3-month average	1.5 µg/m ³ (state) 0.15 µg/m ³ (federal)	

NOTE: lbs/day = pounds per day; ppm = parts per million; µg/m³ = micrograms per cubic meter; MT/year CO₂eq = metric tons per year of CO₂ equivalents; NO_x = nitrogen oxide; VOC = volatile organic compounds; PM₁₀ = particulate matter 10 microns or less in diameter (coarse PM); PM_{2.5} = particulate matter 2.5 microns or less in diameter (fine PM); SO_x = sulfates; CO = carbon monoxide; TACs = toxic air contaminants; GHG = greenhouse gases; NO₂ = nitrogen dioxide; SO₂ = sulfur dioxide.

^a Ambient air quality thresholds for criteria pollutants based on SCAQMD Rule 1303, Table A-2 unless otherwise stated.

^b Ambient air quality threshold based on SCAQMD Rule 403.

SOURCE: South Coast Air Quality Management District. April 1993. CEQA Air Quality Handbook.

Impact Analysis

The analysis of impacts was based the construction of the physical improvements required pursuant to the development standards (please see Table I.IV-2). With the exception of air filtration devices and landscaping, the improvements are primarily inanimate objects, such as walls, fencing, lighting, and signs, that would not have the capacity to generate emissions; therefore¹⁹, the operation and maintenance of these facilities was not considered in the analysis of impacts. It is further understood that the use of air filtration devices would be limited to mechanical devices that use physical filtration such pleated or HEPA-Style filters, which do not typically generate O₃. The primary source of criteria pollutants related to landscaping would be associated with the use of diesel tools. 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 established goals of the program are to “improve air quality by exchanging older, polluting gasoline- or diesel-powered commercial lawn and garden equipment for new zero emission, battery electric commercial grade equipment for operation ... Special focus will be given to environmental justice (EJ) or disadvantaged communities.” There is incentive funding for exchange of equipment in the portion of Los Angeles County regulated by the SCAQMD. The AVAQMD does not have a comparable program.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to air quality in relation to cumulatively considerable net increases in criteria pollutants for which the region is in nonattainment. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a CUP, MCUP, or SPR. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. The Green Zone Districts element includes the construction of fencing and solid walls around existing and new uses in the M-1, M 1.5, M-2, M-2.5, and industrial areas within the Green Zone Districts boundaries that are directly adjacent to sensitive receptors. Motorized equipment used during construction would comply with CARB regulations for diesel programs relating to mobile source, stationary engines, and portable equipment.

The construction of walls, fencing, signs, lighting, landscaping, and installation of air filtration devices to meet the improved Development Standards for the Green Zone Districts would not generate cumulatively considerable emissions of O₃, PM₁₀, PM_{2.5}, SO₂ or lead, criteria pollutants for which portions of Green Zone Districts are in nonattainment (see Table 2.3-2). The primary source of VOCs is combustion engines from on-road vehicles powered by carbon-based fuels. VOCs are a precursor to O₃. The Green Zone District regulates existing land use pattern and does not exacerbate population growth or change the land use pattern, in a manner that would be expected to substantial

¹⁹ California Air Resources Board. 2020. California Certified Air Cleaning Devices. Available at: <https://ww2.arb.ca.gov/our-work/programs/air-cleaners-ozone-products/california-certified-air-cleaning-devices>

increase per capita VMT. Since the protective measures, specified pursuant to the project would not generate VOCs, which are the precursor to O₃; therefore, the project would not contribute substantially to O₃. Similarly, the identification of organic waste recycling as an allowable use would not change the generation of such waste, but rather allow them to be diverted from landfills to organic waste recycling and composting centers within the unincorporated areas of the County; therefore, there would be no increase in VOCs, O₃, NO_x, PM, or SO₂ as a result of the allowable use. The project regulates existing and allowable land uses that are located in proximity to sensitive uses; therefore, it would not contribute to increased per capita VMT, which is the primary source of VOCs, NO_x, PM, or SO₂. Lead is emitted from industrial facilities and from the sanding or removal of old lead-based paint. Rather than allowing or expanding the industrial uses that have the potential to result in lead emissions, certain industrial uses are restricted within the densely populated unincorporated areas of the County that comprise the Green Zone Districts, including acid manufacture; cement, lime, gypsum, or plaster of paris manufacture; distillation of bones; drop hammers; forging work; explosives; fertilizer manufacture; gas manufacture; glue manufacture; smelting of tin, copper, zinc or iron ores; tannery or the curing or storage of raw hides; metal plating; and polymer plastics and foam manufacture. Therefore, lead emission would be expected to decrease over the 3- to 10-year implementation period. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to air quality in relation to cumulatively considerable net increases in criteria pollutants for which the region is in nonattainment.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to air quality in relation to cumulatively considerable net increases in criteria pollutants due to construction. The construction of walls, ~~fencing, signs, lighting,~~ landscaping, and installation of air filtration devices to meet the improved development standards for the ~~Green Zones Districts~~ New Sensitive Uses would not generate cumulatively considerable emissions of O₃, PM₁₀, PM_{2.5}, SO₂, or lead, criteria pollutants, ~~for which portions of Green Zones Districts are in nonattainment (see Table 2.3-2).~~ The primary source of VOCs is combustion engines from on-road vehicles powered by carbon-based fuels. VOCs are a precursor to O₃. The ~~Green Zones District~~ New Sensitive Uses regulates existing zoning and land use pattern designations and does not exacerbate population growth or change the land use pattern in a manner that would be expected to substantially increase per capita VMT. Since the protective measures, specified pursuant to the project would not generate VOCs, which are the precursor to O₃, therefore, the project would not contribute substantially to O₃. Similarly, the identification of organic waste recycling as an allowable use would not change the generation of such waste, but rather allow them to be diverted from landfills to organic waste recycling and composting centers within the unincorporated areas of the County; therefore, there would be no increase in VOCs, O₃, NO_x, PM, or SO₂ as a result of the allowable use. The project regulates ~~existing and allowable land~~ sensitive uses that are located in proximity ~~located adjacent to sensitive or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses;~~ therefore, it would not contribute to increased per capita VMT, which is the primary source of VOCs, NO_x, PM, or SO₂. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses.~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions. The

proposed program would require the facilities to comply with new development standards aimed to reduce air quality impacts ~~from nearby industrial uses~~ through creation of landscaped buffers, ~~requiring certain activities to be enclosed when in proximity to sensitive uses~~ and installation of air filters. Construction related to the proposed program's technological updates would be short-term and air pollutant emissions impacts would be addressed under federal, State, and County regulations. 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 would not result in a substantial change to existing conditions. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to air quality in relation to cumulatively considerable net increases in criteria pollutants due to construction.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to air quality in relation to cumulatively considerable net increases in criteria pollutants due to construction. The proposed program would include the construction of walls, enclosures and buffers which would have less than significant impacts on air quality. The waste will be properly contained as per development standards. The proposed component includes the construction of updated technologies for the organic waste and solid waste facilities. The construction of walls, fencing, signs, lighting, and landscaping, to meet the improved Development Standards for the ~~Green Zones District~~ Recycling and Waste Management Revisions would not generate cumulatively considerable emissions of O₃, PM₁₀, PM_{2.5}, SO₂, or lead, criteria pollutants ~~for which portions of Green Zones Districts are in nonattainment (see Table 2.3-2).~~ The primary source of VOCs is combustion engines from on-road vehicles powered by carbon-based fuels. VOCs are a precursor to O₃. ~~The Green Zones District regulates existing land use pattern and does not exacerbate population growth or change the land use pattern, in a manner that would be expected to substantial increase per capita VMT.~~ The protective measures specified pursuant to the project would not generate VOCs, which are the precursor to O₃; therefore, the project would not contribute substantially to O₃. Similarly, the identification of organic waste recycling as an allowable use would not change the generation of such waste, but rather allow them to be diverted from landfills to organic waste recycling and composting centers within the unincorporated areas of the County; therefore, there would be no increase in VOCs, O₃, NO_x, PM, or SO₂ as a result of the allowable use. The project regulates existing and allowable land uses that are located in proximity to sensitive uses; therefore, it would not contribute to increased per capita VMT, which is the primary source of VOCs, NO_x, PM, or SO₂. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. The maintenance of the existing facilities would not include and building construction or demolition of existing facilities. Construction would be short-term and would not include the construction of buildings. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. The proposed program would ensure that the facilities are not located in high risk areas. The construction of the improvements would be minimal, and the scope of work is not extensive. Construction would be short-term and would not result in an increase of criteria pollutants. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ Therefore, impacts to Recycling and Waste Management Revisions would result in less than significant impacts to air quality in relation to cumulatively considerable net increases in criteria pollutants due to construction.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to air quality in relation to cumulatively considerable net increases in criteria pollutants due to construction. The proposed

Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures will be built. The construction of walls, fencing, signs, lighting, landscaping, and installation of air filtration devices to meet the improved Development Standards for the Supermarket Accessory Recycling Collection Centers would not generate cumulatively considerable emissions of O₃, PM₁₀, PM_{2.5}, SO₂ or lead, criteria pollutants for which portions of Green Zone Districts are in nonattainment (see Table 2.3-2). The primary source of VOCs is combustion engines from on-road vehicles powered by carbon-based fuels. VOCs are a precursor to O₃. The Supermarket Accessory Recycling Collection Centers regulates existing recycling collection facilities. The protective measures specified pursuant to the project would not generate VOCs, which are the precursor to O₃; therefore, the project would not contribute substantially to O₃. Similarly, the identification of organic waste recycling as an allowable use would not change the generation of such waste, but rather allow them to be diverted from landfills to organic waste recycling and composting centers within the unincorporated areas of the County; therefore, there would be no increase in VOCs, O₃, NO_x, PM, or SO₂ as a result of the allowable use. The project regulates existing and allowable land uses that are located in proximity to sensitive uses; therefore, it would not contribute to increased per capita VMT, which is the primary source of VOCs, NO_x, PM, or SO₂. The proposed program is expected to result in a cumulatively considerable net decrease of any criteria pollutant. The air filtration devices would be required as part of any new sensitive uses being developed and the pallet yards which would protect both inhabitants and workers from toxic emissions. The air filtration devices would also filter particulate matter to protect the health of inhabitants and workers surrounding the uses, and at the industrial sites. The proposed program’s air filtrations would be compliant with the County Building Code air filtration grade, which is updated every 2 to 3 years. Additionally, best available control technologies will be implemented based on the AQMD requirements.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to cumulatively considerable net increases in criteria pollutants due to construction. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. The construction of walls, fencing, signs, lighting, landscaping, and installation of air filtration devices to meet the improved Development Standards for the Storage Enclosures for Recycling and Solid Waste Revisions would not generate cumulatively considerable emissions of O₃, PM₁₀, PM_{2.5}, SO₂ or lead, criteria pollutants for which portions of Green Zones Districts are in nonattainment (see Table 2.3-2). The primary source of VOCs is combustion engines from on-road vehicles powered by carbon-based fuels. VOCs are a precursor to O₃. The Storage Enclosures for Recycling and Solid 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. The protective measures specified pursuant to the project would not generate VOCs, which are the precursor to O₃, therefore, the project would not contribute substantially to

O₃. Similarly, the identification of organic waste recycling as an allowable use would not change the generation of such waste, but rather allow them to be diverted from landfills to organic waste recycling and composting centers within the unincorporated areas of the County; therefore, there would be no increase in VOCs, O₃, NO_x, PM, or SO₂ as a result of the allowable use. The project regulates existing and allowable land uses that are located in proximity to sensitive uses; therefore, it would not contribute to increased per capita VMT, which is the primary source of VOCs, NO_x, PM, or SO₂. The construction of the proposed program would include the implementation of physical barriers between the recycling and solid waste facilities to contain the material in storage. Construction would be short-term and would not result in any new buildings. The construction would not result in substantial changes to existing conditions. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to cumulatively considerable net increases in criteria pollutants due to construction.

Although the Green Zones Program is not anticipated to result in significant impacts to air quality in relation to a cumulatively considerable net increase in the emission of criteria air pollutants, and although it is anticipated that the long-term impact of the proposed program would result in an improvement to air quality, this issue area is being carried forward for further analysis to ensure that the findings will be consistent and in alignment with the findings of the Health Impact Assessment.

c) Expose sensitive receptors to substantial pollutant concentrations?

Existing Conditions

Land uses identified as sensitive receptors by SCAQMD in CARB's Air Quality Handbook include residences, schools, playgrounds, child care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes (Table 2.3-4, *Sensitive Receptors in Areas Subject to the Green Zones Program*).²⁰

**TABLE 2.3-4
SENSITIVE RECEPTORS IN AREAS SUBJECT TO THE GREEN ZONES PROGRAM**

Sensitive Use	Number within 500 Feet of Green Zones Program	Number within 500 Feet of Green Zone Districts
Residential parcels	206,208	9,910
Parks	420	15
Libraries	28	0
Senior Living Homes	2	0
Hospitals	11	1
Public Elementary School	87	6
Public Middle School	25	1
Public High School	44	5
Early Childhood Centers	68	8
Private and Charter Schools	113	7
Colleges and Universities	14	0

Significance Threshold

A significant impact on sensitive receptors would occur if the project resulted in increasing the number of sensitive receptors exposed to substantial air pollutant concentrations or increasing the level of air pollutant concentrations.

²⁰ California Air Resources Board. April 2005. Air Quality and Land Use Handbook: A Community Health Perspective. <http://www.arb.ca.gov/ch/handbook.pdf>

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ ~~40~~ years of adoption of the Ordinance. New sensitive uses that are constructed adjacent to industrial, recycling and solid waste, or vehicle-related uses would be required to implement development standards similar to those required for existing industrial uses, to protect these new sensitive uses from impacts from existing industrial uses (Chapter 22.84, and Chapter 22.130).

Development standards for the Green Zone Districts would 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 would not differ substantially from existing conditions. The proposed program includes more stringent development standards for the facilities in these districts. This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the Green Zone Districts: (1) physical separation through buffers; (2) physical separation of sensitive receptors from M-1, M-1.5, M-2, M-2.5, and other industrial uses through barriers including walls, and landscaping. The proposed program would reduce emissions and require compliance with new and existing standards. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. New sensitive uses that are constructed adjacent to industrial, recycling and solid waste, or vehicle-related uses would be required to implement development standards similar to those required for existing industrial uses, to protect these new sensitive uses from impacts from existing industrial uses (~~Chapter 22.84, and Chapter 22.130~~). Development standards for the New Sensitive Uses would include landscaping barriers, ~~enclosed buildings, fencing, and~~ solid walls, ~~signage, paving of permeable areas, and lighting~~ as measures to decrease impacts to surrounding sensitive uses. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses.~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions. ~~The proposed program includes more stringent development standards for the facilities in these districts.~~ This component would result in an overall reduction of direct impacts of air pollution on sensitive receptors adjacent to the industrial facilities. ~~The proposed program would reduce emissions and require compliance with new and existing standards.~~ 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, would not result in substantial changes to existing conditions. This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the New Sensitive Uses component: (1) physical separation through buffers; (2) physical separation of sensitive receptors from M-1, M-1.5, M-2, M-2.5, and other industrial uses through barriers including walls, and landscaping. The proposed program would reduce emissions and require compliance with new and existing standards. The proposed program's improvements include physical barriers and air filtrations which would result in reduce exposure of sensitive receptors to air pollutants. Air filtration and up-to-date technologies would be implemented to reduce pollution and air quality impacts to adjacent sensitive receptors. These air filtration systems would 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_{2.5} and PM₁₀ from adjacent industrial sites. The proposed program would include the construction of enclosures, fencing and walls which would provide physical barriers to protect sensitive receptors from industrial emissions. The installation of both air filtrations and walls/fencing would result in reduced impacts of air pollutants to adjacent sensitive uses. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. the Recycling and Waste Management Revisions element of the Green Zones Program consists of the inclusion of permitting requirements and development standards for Specific Uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. ~~Additionally, the Recycling and Waste Management Revisions prohibits specific uses in certain areas identified in the General Plan, including SEAs, LA County Floodways, FEMA Flood Zones, High and Very High Fire Hazard Severity Zones, HMAs, and in some cases ARAs.~~ Operation of the facilities in compliance with the proposed program element would be improved from existing conditions and would result of a net reduction of air quality impacts in the long term. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the Recycling and Waste Management Revisions: (1) physical separation through buffers; (2) physical separation of sensitive receptors,

and other industrial uses through barriers including walls, and landscaping. The proposed program would reduce emissions and require compliance with new and existing standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ The facilities would not be located in high-risk areas and would include the maintenance of existing facilities. The improvements would reduce direct exposure to sensitive uses adjacent to the placement of the recycling facilities and would not result in an increased impact of pollutants to sensitive receptors. The proper storage of materials and maintenance of facilities would ensure compliance with CALGreen building standards and would ensure the containment of stored materials at the existing facilities. Therefore, impacts to Recycling and Waste Management Revisions would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. The purpose of the Supermarket Accessory Recycling Collection Centers is to establish standards, conditions, and procedures that support and facilitate the development of recycling collection center as an accessory use to an existing supermarket (Chapter 22.140-660.710), and to establish standards for enclosed rooms or storage areas for storing, collecting, and loading waste, recyclable materials, and organic materials. The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the Recycling and Waste Management Revisions: (1) physical separation through buffers; (2) physical separation of sensitive receptors, and other industrial uses through barriers including walls, and landscaping. The proposed program would reduce emissions and require compliance with new and existing standards. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures will be built. The maintenance of materials for storage and the recycling facilities would reduce direct impacts to adjacent sensitive uses. Operation of the supermarket recycling center revisions would reduce waste at supermarket recycling centers by implementing on-site collection of recyclable materials. The collection center requirements would not result in increased exposure of air pollutants since the improvements would not include substantial changes to existing conditions or the construction of any new buildings. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These Revisions would also require that these collection and storage areas be safely accessible by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations (Chapter 22.128). This component would result in an overall reduction of the concentration of air pollution experienced by sensitive receptors adjacent to the industrial facilities. The net reduction would result from two aspects of the Recycling and Waste Management Revisions: (1) physical separation through buffers; (2) physical separation of sensitive receptors, and other industrial uses through barriers including walls, and landscaping. The proposed program would reduce emissions and require compliance with new and existing standards. The improvements would reduce exposure of the facilities to adjacent sensitive uses. The proposed program would implement more energy efficient technologies for the organic and solid waste facilities during operation. The energy efficient technologies would be in compliance with existing regulations and would reduce air pollutant impacts from existing organic and solid waste stored at facilities. The enclosures and maintenance of existing facilities would not result in an increase of air pollutants to adjacent sensitive receptors. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to exposure of sensitive receptors to substantial pollutant concentrations.

Although the Green Zones Program is not anticipated to result in significant impacts to air quality in relation to exposing sensitive receptors substantial pollution concentrations, and although it is anticipated that the long-term impact of the proposed program would result in an improvement to air quality, this issue area is being carried forward for further analysis to ensure that the findings will be consistent and in alignment with the findings of the Health Impact Assessment.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Existing Conditions

According to the CARB's Air Quality Handbook, land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Similarly, CARB's Air Quality Handbook identifies 17 land uses typically associated with nuisance dust complaints: agriculture; asphalt and cement plants, auto body facilities; construction activities; diesel engines; composting operations, fertilizer operations; fiberglass molding; furniture manufacturing; landfills and transfer stations; refineries; roofing operations; rubber manufacturing; sand and gravel operations; sandblasting; silk screening; and wood dust. A number of the typical sources of nuisance dust and odor complaints are allowable uses within the area subject to the project.

Threshold of Significance

A significant impact would occur if the project would result in emission of dust or odor that would adversely affect a substantial number of people.

Impact Analysis

The proposed program involves implementation of development standards to reduce exposure of residents to emissions from industrial facilities that are typically associated with nuisance dust and odor. The proposed program would address existing dust and odor emissions from recycling and solid waste facilities by requiring property owners or operators to install air filters, maintenance of existing facilities including the construction of buffers, enclosures, and walls to reduce odors impacts to surrounding sensitive uses.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to air quality in relation to resulting in emissions of dust or odors with the potential to adversely affect a substantial number of people. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within

Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. Development standards for the Green Zone Districts would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to air quality in relation nuisance dust and odor emissions.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people). Development standards for the New Sensitive Uses would include landscaping barriers, ~~enclosed buildings, fencing and~~ solid walls, ~~signage, paving of permeable areas, and lighting~~ as measures to decrease impacts to surrounding sensitive uses. The implementation of development standards associated with the program would not create odors to sensitive uses. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses.~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions. The implementation of development standards associated with the program would not create odors to sensitive uses. ~~In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions.~~ The implementation of development standards result in create dust and odors during the construction of the proposed physical improvements, including walls and landscaping. The net reduction would result from two aspects of the New Sensitive Uses: (1) physical separation through buffers; (2) physical separation of sensitive uses from industrial uses through barriers including walls, and landscaping. Although there would be the potential to

generate dust and odors from ground-disturbing activities and the use of heavy equipment using diesel fuel, the impact would be less than significant due to the limited area and duration required for the construction of such improvements. In the case of updated standards for ~~existing industrial uses~~ New Sensitive Uses, the construction of these measures would not differ substantially from existing conditions. ~~Composting operations would be an allowable use.~~ Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people).

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. ~~Additionally, the Recycling and Waste Management Revisions prohibits specific uses in areas identified in the General Plan, including HMAs, SEAs, VHFHSZs, and in some cases ARAs.~~ The implementation of development standards associated with the program would not increase odors to sensitive uses. The implementation of enclosures, air filtration, and buffers would reduce the odors emitted by the facilities. The solid walls and enclosures would result in the reduction of odors from the collection facilities. The requirements for the storage of materials, cleaning, and maintenance would reduce odors. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. The implementation of development standards associated with the program would result would create dust and odors during the construction of the proposed physical improvements, including walls and landscaping. The net reduction would result from two aspects of the Recycling and Waste Management Revisions: (1) physical separation through buffers; (2) physical separation of sensitive uses from industrial uses through barriers including walls, and landscaping. Although there would be the potential to generate dust and odors from ground-disturbing activities and the use of heavy equipment using diesel fuel, the impact would be less than significant due to the limited area and duration required for the construction of such improvements. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions. Composting operations would be an allowable use. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ Therefore, impacts to Recycling and Waste Management Revisions would be less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people).

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people). The Revisions also require that the area be safely accessible by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations (Chapter 22.128). The implementation of development standards associated with the program would result would create dust and odors during the construction of the proposed physical improvements, including walls and landscaping. The net reduction would result from two aspects of the Storage Enclosures for Recycling and Solid Waste Revisions: (1) physical

separation through buffers; (2) physical separation of sensitive uses from industrial uses through barriers including walls, and landscaping. Although there would be the potential to generate dust and odors from ground-disturbing activities and the use of heavy equipment using diesel fuel, the impact would be less than significant due to the limited area and duration required for the construction of such improvements. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions. Composting operations would be an allowable use. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The implementation of enclosures and maintenance of the existing collection facilities would not result in an increase in odors. The construction of solid walls and enclosures would not result in an increase of odors from the collection facilities. The requirements for the storage of materials, cleaning, and maintenance would result in reduced odors. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to air quality in relation to resulting in other emissions (such as those leading to odors adversely affecting a substantial number of people).

Although the Green Zones Program is not anticipated to result in significant impacts to air quality in relation to exposing people to other emissions, such as odors, and although it is anticipated that the long-term impact of the proposed program would result in an improvement to air quality, this issue area is being carried forward for further analysis to ensure that the findings will be consistent and in alignment with the findings of the Health Impact Assessment.

2.4. BIOLOGICAL RESOURCES

This analysis is undertaken to determine if the proposed program may have a significant impact on biological resources, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated through a query of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database,² the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB),³ the California Native Plant Society (CNPS) Electronic Inventory,⁴ and a review of published and unpublished literature germane to biological resources potentially affected by the proposed program. The potential for impacts to biological resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment, including 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 (see Table 1.IV-2). In this analysis, the project footprint of the Green Zones program is hereafter referred as “Zoning Designation with Revision Area.” Although the tables and figures show the footprint of the Zoning Designation with Revision Area, each element was analyzed individually to determine its potential for significant impacts to biological resources.

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² U.S. Fish and Wildlife Service. 2020. Environmental Conservation Online System: Information for Planning and Conservation. <https://ecos.fws.gov/ipac/>

³ California Department of Fish and Wildlife. 2016. Rarefind 5: California Natural Diversity Database. Sacramento, CA.

⁴ California Native Plant Society. 2020. CNPS Electronic Inventory. Accessed 10 March 2020. Available at: www.cnps.org

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|---|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)? | | | | |

Existing Conditions

A query of the CNDDDB resulted in 32 federally-listed threatened or endangered and 10 State-listed rare, threatened, or endangered species whose historic range includes the areas associated with the County land use zoning designation revisions (Table 2.4-1, *Listed Species Whose Range Includes the Zoning Designation with Revision Area*). Of the 32 federally listed species, designated or proposed critical habitat for 13 species overlaps with the Zoning Designation with Revision Area (Table 2.4-2, *Acre of Critical Habitat inside Zoning Designation with Revisions Area*; Figure 2.4.1, *Critical Habitat*). A further 138 sensitive species recognized by the USFWS as species of concern, by the CDFW as California species of special concern, by the Bureau of Land Management, by the United States Forest Service, or by the Western Bat Working Group also are known to previously occur within the boundaries of the proposed program (Table 2.4-3, *Sensitive Species Whose Range Includes the Zoning Designation with Revision Area*).

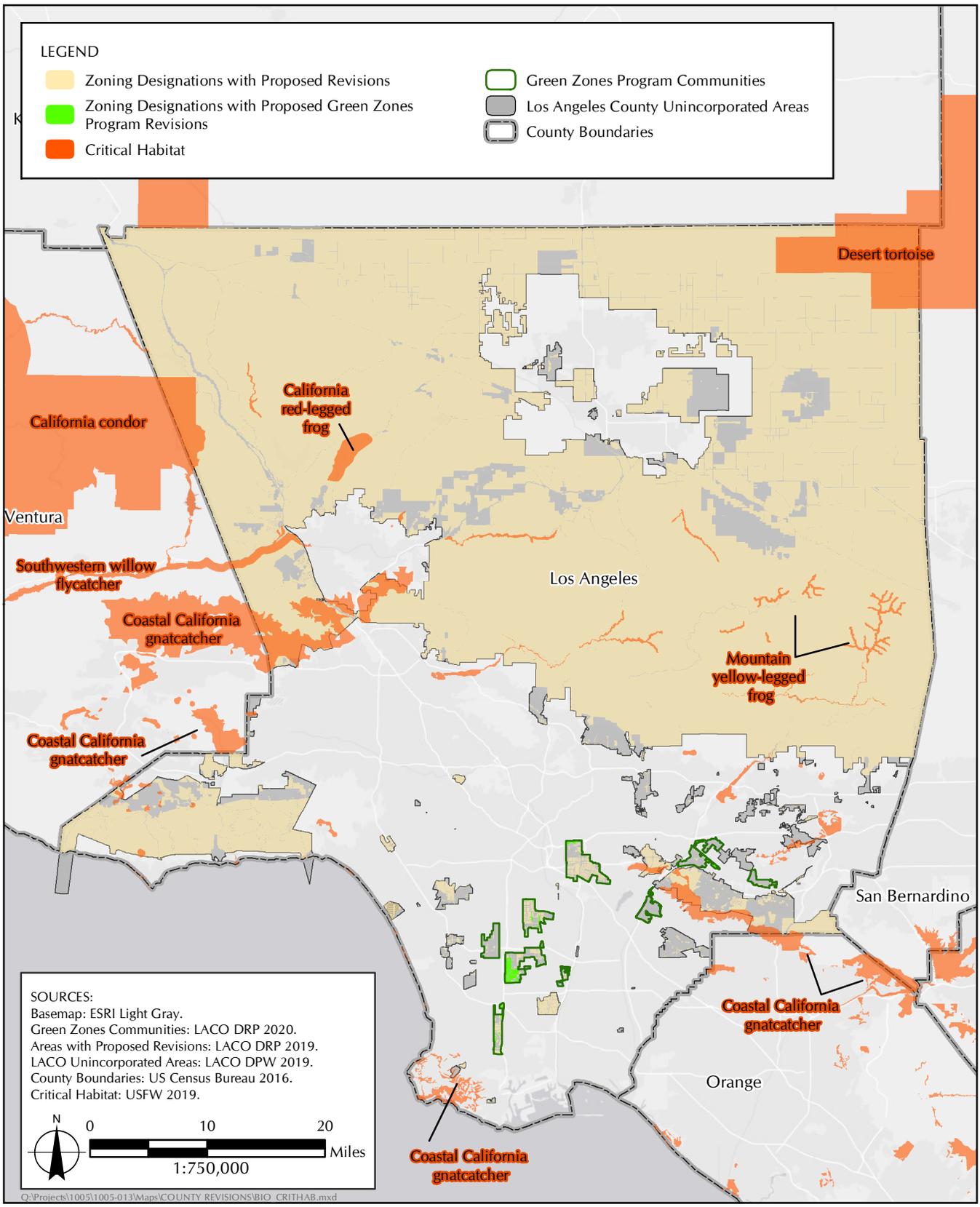


FIGURE 2.4-1
Critical Habitat

Implementation of the proposed program would not affect the CEQA process and would instead impose stricter regulations to certain land use areas. 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 proposed 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 would neither allow nor facilitate the take of any listed species.

**TABLE 2.4-1
LISTED SPECIES WHOSE RANGE INCLUDES
THE ZONING DESIGNATION WITH REVISION AREA**

	Plants	Amphibians	Reptiles	Birds	Mammals	Fish	Invertebrates
Number of Federally Listed Species	13	3	1	6	1	5	3
Number of State Listed Species	2	1	0	5	2	0	0

**TABLE 2.4-2
ACRES OF CRITICAL HABITAT INSIDE ZONING DESIGNATION WITH REVISION AREA**

Species	Zoning Designation with Revision Area (acres)
Arroyo toad	4,666.68
Braunton's milk-vetch	194.60
California condor	7,789.88
California red-legged frog	7,759.31
Coastal California gnatcatcher	18,193.57
Desert tortoise	36,020.15
Least Bell's vireo	2,547.89
Lyon's pentachaeta	445.30
Mountain yellow-legged frog	4,485.04
Santa Ana sucker	1,298.43
Southwestern willow flycatcher	1,375.32
Spreading navarretia	120.56
Tidewater goby	13.78
Total	84,910.52

**TABLE 2.4-3
OTHER SENSITIVE SPECIES WHOSE RANGE INCLUDES
THE ZONING DESIGNATION WITH REVISION AREA**

	Plants	Amphibians	Reptiles	Birds	Mammal	Fish	Invertebrates
Number of State and Federal Sensitive Species	68	5	9	19	26	2	9

Threshold of Significance

A significant impact would occur if the proposed program caused the take of a state or federally listed or sensitive species, or altered the physical landscape, either directly or indirectly, in such a way that the habitats of any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS were altered in a way that would affect the species ability to survive and reproduce in these environments.

Impact Analysis

The proposed program would result in potentially significant impacts to biological resources in relation to having 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 CDFW or the USFWS.

Element 1 – Green Zone Districts

Green Zone Districts would result in potentially 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. Nine species are known to historically occur within the boundaries of the Green Zone Districts (one amphibian, four plants, two mammals, two reptiles). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 45~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to ~~7 40~~ years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the implementation of these measures would differ from existing conditions, as there would be modifications and alterations to existing industrial land uses. As a result, there is the potential for significant impacts, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service, requiring the consideration of mitigation measures and alternatives.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in potentially significant impacts, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses the zones where they are located. The existing zoning designations include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new

development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established,~~ existing industrial, recycling or solid waste, or vehicle-related uses. 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. In the case of updated standards for new sensitive uses, the construction of these measures would differ substantially from existing conditions, such that they would potentially results in 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 impacted. As a result, there is the potential for significant impacts, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS, requiring the consideration of mitigation measures and alternatives.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in potentially significant impacts to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls for screening when not enclosed, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning, ~~and~~ maintenance, and operation standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. There is no conversion of proposed or designated critical habitat that would occur as a result of the Recycling and Waste Management Revisions. Although 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 significantly impacted by the construction of fencing, solid walls, paving, and landscaping barriers, thus requiring the consideration of mitigation measures and alternatives.

The Supermarket Accessory Recycling Collection Centers revisions would result in potentially significant impacts to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire

lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. 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 the USFWS could live in or near these areas and could be impacted by the inclusion of landscape areas and fencing or screening walls, requiring the consideration of mitigation measures and alternatives.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in potentially significant impacts to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Although unlikely, species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS could reside in these areas and be impacted, requiring the consideration of mitigation measures and alternatives.

- b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?**

Existing Conditions

The boundaries of the proposed program overlap with roughly 62,000 acres of state or federally designated natural communities, such a Mojave riparian forest and California walnut woodlands (Table 2.4-4, *Acres of State-Designated Sensitive Habitats in the Zoning Designation with Revision Area Threshold of Significance*). Due to the high levels of disturbance and human activity, it is unlikely that any of these sensitive communities will be directly present at the facilities that the proposed program pertains to. However, these communities do have the potential to be located nearby and could be either indirectly or directly affected by the alterations to the landscape. If riparian or sensitive natural communities are found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities and which 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. Ultimately, this could result in 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, requiring the consideration of mitigation measures and alternatives.

**TABLE 2.4-4
ACRES OF STATE-DESIGNATED SENSITIVE HABITATS IN
THE ZONING DESIGNATION WITH REVISION AREA**

Habitat Type	Zoning Designation with Revision Area (acres)
California walnut woodland	2,234.89
Canyon live oak ravine forest	4,776.24
Mainland cherry forest	72.98
Mojave riparian forest	947.62
Riversidian alluvial fan sage scrub	564.65
Southern coast live oak riparian forest	5,259.65
Southern cottonwood willow riparian forest	6,283.14
Southern mixed riparian forest	1,725.01
Southern riparian forest	98.46
Southern riparian scrub	2,640.78
Southern sycamore alder riparian woodland	29,882.26
Southern willow scrub	1,370.36
Valley oak woodland	6,580.99
Total	62,437.04

Threshold of Significance

A significant impact would occur if the proposed program altered the physical landscape, either directly or indirectly, in such a way that the sensitive natural communities were irreparably damaged, and that their continued existence was threatened.

Impact Analysis

The proposed program would potentially result in 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.

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to 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). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 ~~28~~ parcels are proposed for a zone change from M-2 to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 ~~45~~ of the 27 ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 ~~40~~ years of adoption of the Ordinance.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in impact to 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). The Green Zone Districts do not overlap with any areas of riparian or state sensitive natural communities and there is no conversion of aquatic or riparian habitat that would occur as a result of the Green Zone Districts (Table 2.4-4). Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impact. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in a potentially significant impact to 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). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses the zones where they are located. The existing zoning designations include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would differ substantially from existing conditions, such that they would cause an impact to 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). The inclusion of additional landscaping and fencing could result in a modified environment and could lead to impacts to sensitive natural communities that overlap with the boundaries of the zone revisions (Table 2.4-4). Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would potentially result in significant impacts to biological resources regarding sensitive natural communities, requiring the consideration of mitigation measures and alternatives.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in potentially significant impacts to 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). The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls for screening when not enclosed, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping

and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, ~~in vessel organic waste facilities are prohibited in ARAs.~~ Riparian habitats and other sensitive habitats are unlikely to occur in these heavily disturbed and modified areas. If riparian or sensitive habitat is found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities and which would impact their continued existence. The inclusion of the landscaping barriers, enclosures, and paving has the potential to alter water flow and availability, resulting in 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, requiring the consideration of mitigation measures and alternatives.

The Supermarket Accessory Recycling Collection Centers revisions would result in no 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. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. Riparian habitats are unlikely to occur in these heavily disturbed and modified areas. If riparian or sensitive habitat is found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities and which would impact their continued existence. There would be no 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. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in potentially 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. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Riparian habitats are unlikely to occur in these heavily disturbed and modified areas. If riparian or sensitive habitat is found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other

sensitive natural communities and which would impact their continued existence. There is the potential to result in 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, requiring the consideration of mitigation measures and alternatives.

- c) **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?**

Existing Conditions

The boundaries of the proposed program overlap with nearly 50,000 acres of either state or federally protected wetlands (Table 2.4-5, *Wetland Habitats in the Zoning Designation with Revision Area*). Given that the proposed program generally pertains to facilities in areas that are already highly urbanized and disturbed it is unlikely that any federally protected wetland will be directly affected. However, these wetland habitats do have the potential to be located nearby and could be either indirectly or directly affected by the alterations to the landscape. If wetland habitats are found to be present at these facilities, the revisions would neither allow or facilitate their conversion and which 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 needed for the wetland habitats to persist. Ultimately, this could result in significant impacts to biological resources regarding state or federally protected wetlands.

**TABLE 2.4-5
WETLAND HABITATS IN THE ZONING DESIGNATION WITHIN REVISION AREAS**

Habitat Type	Zoning Designation with Revision Area (acres)
Estuarine and marine deepwater	371.44
Estuarine and marine wetland	32.99
Freshwater emergent wetland	1,378.59
Freshwater forested/shrub wetland	7,877.48
Freshwater pond	4,697.59
Lake	17,848.53
Riverine	18,033.74
Total	50,240.37

Threshold of Significance

A significant impact would occur if proposed program altered the physical landscape, either directly or indirectly, in such a way that the sensitive natural communities were irreparably damaged or altered and impact their continued existence.

Impact Analysis

The proposed program would result in potentially significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The National Wetlands Inventory (NWI) was reviewed and there are state or federally protected wetlands likely to be impacted by the proposed program (Table 2.4-5). The revisions to the zoning caused by the proposed program would be solely limited to previously developed areas used for industrial purposes, and recycling facilities and would not impact any state or federally protected wetlands or any other waters of the United States. The proposed program would 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 would center around previously developed facilities and would neither develop nor promote the development of these waterways. However, as shown in Table 2.4-5, 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. Therefore, the Zoning Designation with Revision Area may result in significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, requiring the consideration of mitigation measures and alternatives.

Element 1 – Green Zone Districts

Green Zone Districts would result in potentially significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 10 years of adoption of the Ordinance. In total 26.7 acres of wetland habitat overlap into the boundaries of the Green Zone District. It is unlikely that state or federally protected wetlands that are within of the boundaries of the Green Zone Districts would be impacted by the zone revisions. If wetland habitats were found at or near the facilities the zoning ordinance would not facilitate impacts to any protected wetlands. Although unlikely, the proposed program may result in significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, requiring the consideration of mitigation measures and alternatives.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in potentially significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses the zones where they are located. The existing zoning designations include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to~~ or adjoining existing industrial, recycling or solid waste, or vehicle-related uses. 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, would potentially impact wetland habitats. As shown in Table 2.4-5, several wetland habitat types exist in areas subject to the proposed program including Estuarine and Marine Deepwater, Freshwater Emergent Wetland, Freshwater Forested/Shrub Wetland, Freshwater Pond, Lake, and Riverine. Therefore, the proposed program may result in significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, requiring the consideration of mitigation measures and alternatives.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in potentially significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls for screening when not enclosed, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ Although wetlands habitats overlap with the recycling and waste management revisions, the zoning designation applies only to previously existing facilities and is unlikely to impact any state or federally protected wetlands. However, as shown in Table 2.4-5, several wetland habitat types exist in areas subject to the proposed program including Estuarine and Marine Deepwater, Freshwater Emergent Wetland, Freshwater Forested/Shrub Wetland, Freshwater Pond, Lake, and Riverine. Therefore, the proposed program may result in significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, requiring the consideration of mitigation measures and alternatives.

The Supermarket Accessory Recycling Collection Centers revisions would result in potentially significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property

lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. The revisions would concentrate on supermarket recycling centers would neither promote or allow for the development of any state or federally protected wetlands and would not impact these resources. However, as shown in Table 2.4-5, several wetland habitat types exist in areas subject to the proposed program including Estuarine and Marine Deepwater, Freshwater Emergent Wetland, Freshwater Forested/Shrub Wetland, Freshwater Pond, Lake, and Riverine. Therefore, the proposed program may result in significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, requiring the consideration of mitigation measures and alternatives.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in potentially significant impacts to state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.). Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The revisions would concentrate on storage enclosures and would neither promote or allow for the development of any state or federally protected wetlands and would not impact these resources. However, as shown in Table 2.4-5, several wetland habitat types exist in areas subject to the Storage Enclosures for Recycling and Solid Waste Revisions including estuarine and marine deepwater, freshwater emergent wetland, freshwater forested/shrub wetland, freshwater pond, lake, and riverine. Therefore, the proposed program may result in significant impacts to biological resources regarding federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, requiring the consideration of mitigation measures and alternatives.

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

Existing Conditions

Multiple SEAs overlap the boundaries of the Zoning Designation with Revision Area (Figure 2.4-2, *Significant Ecological Areas within the Proposed Program Area*; Table 2.4-6, *Acreage of SEA inside Zoning Designation with Revision Area*). However, within these SEAs, the proposed program is generally limited to only highly modified areas throughout the unincorporated areas of the County. None of these areas would be expected to funnel wildlife through the area; nor is there any contiguous natural habitat through which wildlife would be expected to move.

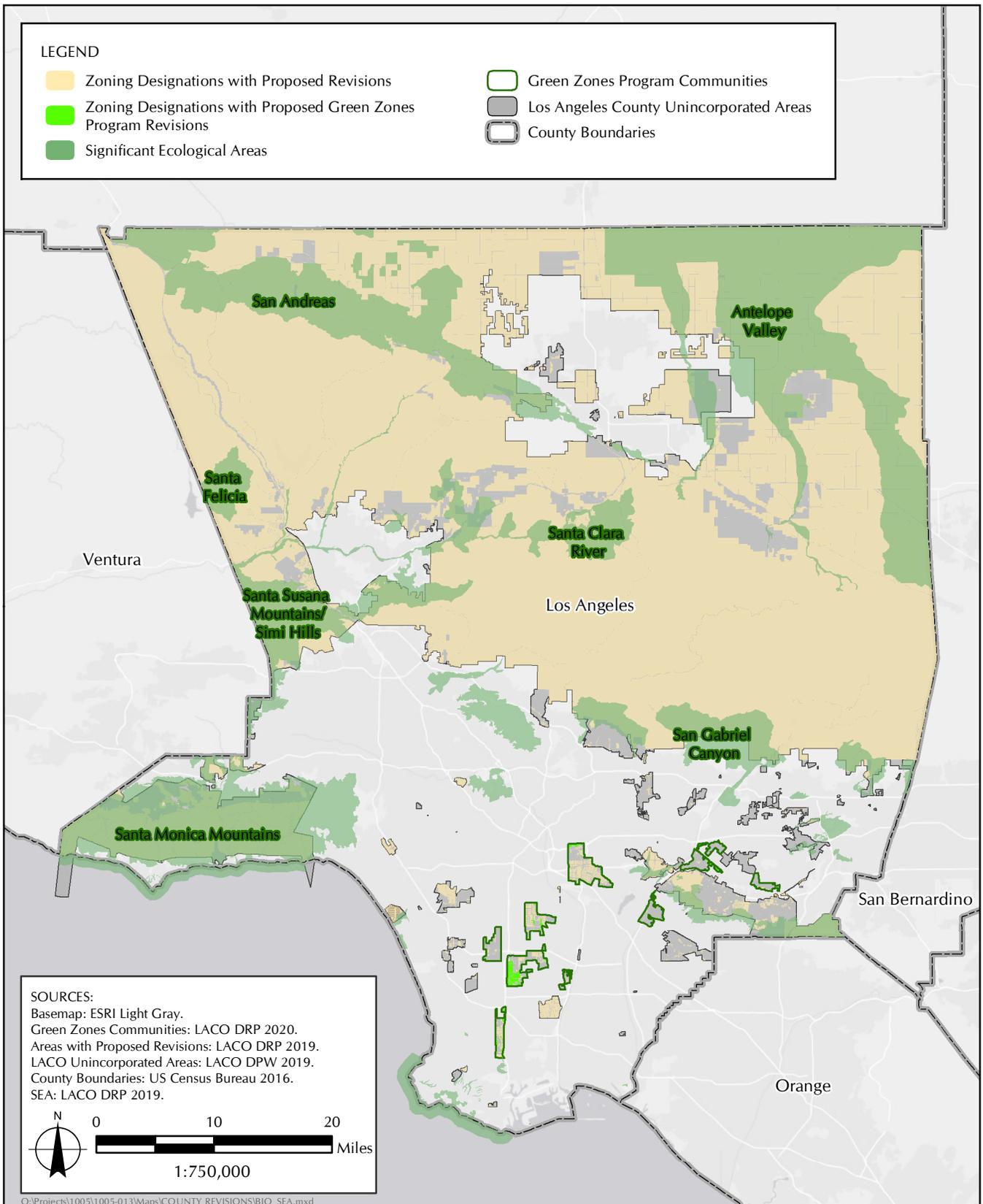


FIGURE 2.4-2
 Significant Ecological Areas

**TABLE 2.4-6
ACRES OF SEA INSIDE ZONING DESIGNATION WITH REVISION AREA**

SEA	Zoning Designation with Revision Area (number of parcels)
Altadena Foothills and Arroyos	6,429.26
Antelope Valley	175,377.66
Ballona Wetlands	0.01
Cruzan Mesa Vernal Pools	238.32
East San Gabriel Valley	82.13
Harbor Lake Regional Park	7.15
Joshua Tree Woodlands	5,306.57
Malibu Coastline	4.61
Puente Hills	7,594.26
Rio Hondo College Wildlife Sanctuary	81.41
San Andreas	90,088.24
San Dimas Canyon/San Antonio Wash	3,602.81
San Gabriel Canyon	14,767.09
Santa Clara River	36,538.15
Santa Felicia	9,652.22
Santa Monica Mountains	57,210.97
Santa Susana Mountains/Simi Hills	24,518.53
Valley Oaks Savannah	157.15
Total	431,656.53

Threshold of Significance

An impact would occur if proposed program altered the physical landscape of wildlife corridors and native nurseries, either directly or indirectly, in such a way that the native and migratory wildlife species could no longer utilize these areas for their continued survival.

Impact Analysis

The proposed program would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. Therefore, impacts would be less than significant, and no mitigation or further analysis is warranted.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites). Although 7.15 acres of SEA overlap into the Green Zone Districts, these areas are highly anthropogenically modified and would likely not be conducive for wildlife corridor movement or native nursery sites. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would impact biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. 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, would not allow nor promote development in these wildlife corridors, SEAs, or native nursery sites. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to

a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls for screen when not enclosed, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. The revisions to recycling and waste management centers pertain solely to storage enclosures used for recycling and solid waste and would not affect any of the SEAs that overlap within the zone's revision. The revisions do not allow nor promote development in these wildlife corridors, SEAs, or native nursery sites. The Recycling and Waste Management Revisions would ultimately reduce the amount of development allowed with SEAs. Therefore, there would be less than significant impacts, and no mitigation or further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. These areas are highly anthropogenically modified and would likely not be conducive for wildlife corridor movement or native nursery sites. Therefore, there would be less than significant impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites, and no mitigation or further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development and would not substantially alter the existing conditions. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to biological resources regarding the movement of any native resident or migratory fish and/or wildlife species or established native resident or migratory wildlife corridors, or native wildlife nursery sites. No further analysis is warranted.

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

Existing Conditions

The boundaries of the proposed program overlap with roughly 62,000 acres of state or federally designated natural communities, which includes unique native woodlands (Table 2.4-4). Due to the high levels of disturbance and human activity, it is unlikely that any of these woodlands will be directly present at the facilities that the proposed program pertains to. However, these woodlands do have the potential to be located nearby and could be either indirectly or directly affected by the alterations to the landscape caused by the proposed program. If oak or native woodlands are found to be present at these facilities, the revisions would neither allow or facilitate the conversion of any woodland habitat and which 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 and other resources needed for the woodlands to survive. Ultimately, this would result in significant impacts to biological resources oak woodlands and other unique native woodlands.

Threshold of Significance

An impact would occur if the proposed program altered the physical landscape, either directly or indirectly, in such a way that the sensitive natural communities were irreparably damaged, and that their continued existence was threatened.

Impact Analysis

The proposed program would potentially result in significant impacts to biological resources regarding oak woodlands or other unique native woodlands provided protection under federal, state, and local laws, regulations, policies or plans.

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent 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.). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to oak woodlands. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7-10 years of adoption of the Ordinance. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result into oak woodlands or other unique native woodlands. While other elements of the Zoning Designation with Revision Area overlap into sensitive habitats, the Green Zone District Area does not overlap with any areas of oak woodland or unique native woodlands (Table 2.4-4). Therefore, there would be no impact. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in potentially significant impacts to woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent 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.). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses the zones where they are located. The existing zoning designations include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures could alter the existing conditions in such a way that they would cause an impact to oak woodlands or other unique native woodlands. Although the zoning ordinance would overlap with areas of oak woodland or unique native woodlands, it would neither facilitate nor promote their development in such a way that would impact their permanent existence. (Table 2.4-4). Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would potentially result in significant impacts to biological resources regarding oak woodlands and other unique native woodlands, requiring the consideration of mitigation measures and alternatives.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in potentially significant impacts to oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent 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.). The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs

and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. Riparian habitats are unlikely to occur in these heavily disturbed and modified areas. If oak woodlands or other unique native woodlands are found to be present at these facilities, the revisions would neither allow or facilitate the conversion of riparian habitat or any other sensitive natural communities and which would impact their continued existence. However, there is the potential for significant impacts to biological resources regarding oak woodlands and other unique native woodlands, requiring the consideration of mitigation measures and alternatives.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to biological resources regarding oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent 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.). The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built, and would not significantly alter the existing conditions. Oak and other unique native woodlands are unlikely to occur in these heavily disturbed and modified areas. If a woodland is found to be present at these facilities, the revisions would neither allow or facilitate the conversion of oak woodland habitat or any other unique native woodlands, which would impact their continued existence. As such, there would be no impact. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to biological resources regarding oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10 percent 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.). Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Native woodlands are unlikely to occur in these heavily disturbed and modified areas. If oak woodlands or native woodlands are found to be present at these facilities, the revisions would neither allow nor facilitate the conversion of

the woodland habitat which would impact their continued existence. Therefore, there would be no impact. No further analysis is warranted.

- f) **Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), 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)?**

Existing Conditions

Oak trees and countless wildflower species are endemic and integrals part of the LA County vegetation community and can be found throughout the county. As the urban sprawl reached the outer limits of LA County, local policies and ordinances such as the Los Angeles County Oak Tree Ordinance, were put into affect to preserve the remaining biological resources. As such any construction that happens as a result of the proposed program would be required to abide by the rules, regulations, and mitigations set forth by any local policies or ordinance designed to protect biological resources.

Threshold of Significance

An impact would occur if the proposed program facilitated any construction that conflicted with local policies or ordinances protecting biological resources, and ultimately resulted in the loss of protected species or degradation of habitat for protected oak trees, wildflowers, or other biological resources.

Impact Analysis

The proposed program would result in no impacts to biological resources protected under local policies or ordinances such as the LA County Oak Tree Ordinance or conflict with SEA's.

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to biological resources with regard to conflicts with policies or ordinances protecting biological resources. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Any oak trees or protected trees that are anticipated to be removed or damaged would have to comply with policies or ordinances such as the Los Angeles County Oak Tree Ordinance, and as such would result in no impact with regards to conflicts with policies or ordinances protecting biological resources. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

Under Los Angeles County Code 22.176.030 a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into a protected zone of any tree of the oak genus which is

- (a) 25 inches or more in circumference (eight inches in diameter) as measured 4.5 feet above mean natural grade; in the case of an oak with more than one trunk, whose combined circumference of any two trunks is at least 38 inches (12 inches in diameter) as measured four and one half feet above mean natural grade, on any lot or parcel of land within the unincorporated area of Los Angeles County.
- (b) any tree that has been provided as a replacement tree, pursuant to Section 22.56.2180, on any lot or parcel of land within the unincorporated area of Los Angeles County, unless an oak tree permit is first obtained.

Under the appropriate permit, oak trees may be relocated or removed so long as the applicant agrees to a minimum of 2:1 replacement ratio.⁵

Oak trees, and other trees, provide nesting habitats for native birds, and any removal has the potential to disrupt avian species' ability to reproduce. The Migratory Bird Treaty Act (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.^{6,7} In the event that trees are removed, including oak trees, the proposed program would have to abide by the rules, regulations, and mitigations set forth by the MBTA and California Fish and Game Code. Therefore, the proposed program would have no impacts to tree preservation policies. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to local policies or ordinances protecting biological resources. Any oak trees or protected trees that are anticipated to be removed or damaged would have to comply with policies or ordinances such as the Los Angeles County Oak Tree Ordinance, and as such would result in no impact. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses~~ the zones where they are located. The existing zoning designations include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would differ substantially from existing conditions, such that they would have potentially significant impacts to local policies or ordinances protecting biological resources, particularly the Los Angeles County Oak Tree Ordinance. All removed or relocated oak trees that fall under the requirements of Los Angeles County Code 22.176.030, would 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

⁵ L.A.C.C. § 22.176.070.6a.

⁶ Migratory Bird Treaty Act, 50 § § FR 13710 (Apr. 5, 1985).

⁷ California Fish and Game Code §§ 3503 & 3513 (2019).

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 proposed Recycling and Waste Management Revisions would have to abide by the rules, regulations, and mitigations set forth by the MBTA and California Fish and Game Code. Therefore, the proposed program would have no impacts to tree preservation policies. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to local policies or ordinances protecting biological resources. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls for screen when not enclosed, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs.~~ The construction of improvements such as landscaping barriers, paving and fencing would have potentially significant impacts to local policies or ordinances protecting biological resources, particularly the Los Angeles County Oak Tree Ordinance. All removed or relocated oak trees that fall under the requirements of Los Angeles County Code 22.176.030, would 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 proposed Recycling and Waste Management Revisions would have to abide by the rules, regulations, and mitigations set forth by the MBTA and California Fish and Game Code. Therefore, the proposed program would have no impacts to tree preservation policies. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no significant impacts to local policies or ordinances protecting biological resources. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The

CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. As these revisions pertain solely to recycling collection centers used for recycling and solid waste, there would be no impact to any local policies or ordinances protecting biological resources. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to local policies or ordinances protecting biological resources. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. As these revisions pertain solely to storage enclosures used for recycling and solid waste, there would be no impact to any local policies or ordinances protecting biological resources. No further analysis is warranted.

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?

Existing Conditions

HCP's and NCCP's are protected areas that are designed to protect biodiversity and connect large blocks of federal and other publicly owned land to ensure species are able to utilize the most expansive range of habitats available.⁸ Within the boundaries of the proposed program, there are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure 2.4.3, *HCP and NCCP within Proposed Program Area*).

Threshold of Significance

An impact would occur if the proposed program facilitated any construction that would threaten the continued existence, or overall ecological health of any adopted HCP's or NCCP's, or other approved state, regional, and local habitat conservation plans.

Impact Analysis

The proposed program would result in no impacts to any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan.

Element 1 – Green Zone Districts

Green Zone Districts would result in no impact to the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved state, regional, or local habitat conservation plan. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impact. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ 15 of the ~~27~~ 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of

⁸ California Department of Fish and Wildlife. N.d. *Natural Community Conservation Planning Program*. Accessed June 9, 2020. <https://wildlife.ca.gov/Conservation/Climate-Science/Case-Studies/NCCP#:~:text=The%20Natural%20Community%20Conservation%20Planning,of%20wildlife%20to%20climate%20change>.

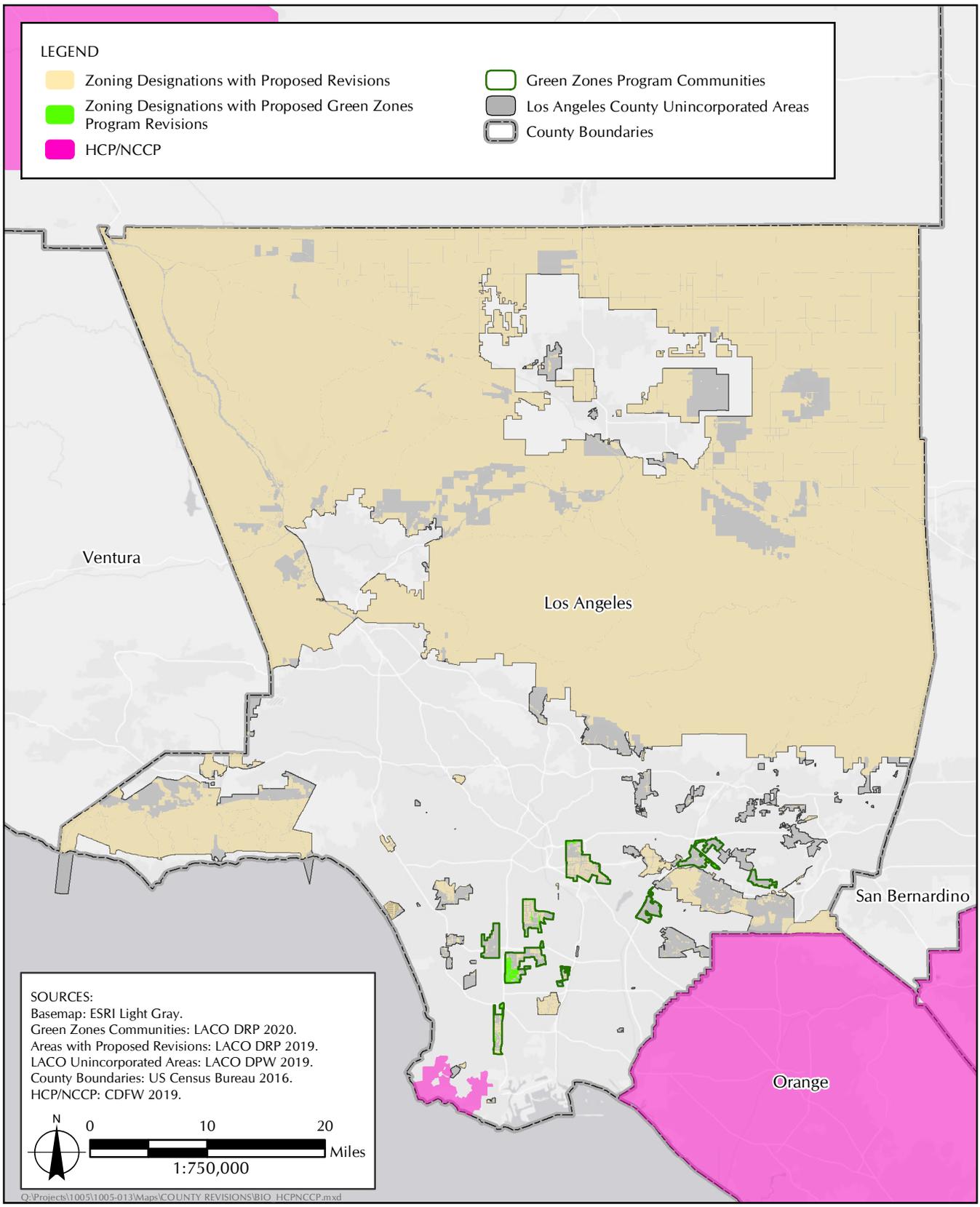


FIGURE 2.4-3
HCPs and NCCPs

the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would impact any HCP or NCCPs. There are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure 2.4.3). The proposed program would result in no impact to biological resources regarding conflicts with the provisions of an adopted HCP, NCCP,⁹ or other approved local, regional, or state habitat conservation plan. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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 close proximity to existing industrial uses the zones where they are located. The existing zoning designations include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause any impacts to existing or proposed HCPs or NCCPs. There are no HCPs or NCCPs with boundaries that intersect with any of the elements (Figure 2.4.3). Therefore, there would be no impact. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in would result in no impacts to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls for screening when not enclosed, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to

⁹ California Regional Conservation Plans, October 2017 <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>.

current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ There are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure 2.4.3). Therefore, there would be no impact. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in in no impacts to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. There are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure 2.4.3). Therefore, there would be no impact. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in would result in no impact to the provisions of an adopted HCP, NCCP, or other approved state, regional, or local habitat conservation plan. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. There are no HCPs or NCCPs with boundaries that intersect with any of the elements within the proposed program site (Figure 2.4.3). Therefore, there would be no impact. No further analysis is warranted.

2.5. CULTURAL RESOURCES

This analysis is undertaken to determine if the proposed program may have a significant impact to cultural resources, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines. The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to the *Conservation and Natural Resource Element (Part III)* of the Los Angeles County General Plan 2035;¹ the Los Angeles County *Historic Preservation Program*;² previously published information regarding known cultural resources located within the program area, including publicly disclosed historic properties of significance listed on the National Register of Historic Places (NRHP), National Historic Landmarks database, and the California Register of Historical Resources (CRHR); and a review of the Green Zones Program.³

Eligibility for Historical and Archeological Resources to be Listed in the National Register of Historic Places

Working with State Historic Preservation Offices, Tribal Historic Preservation Offices, and Federal Preservation Offices, the National Park Service (NPS) maintains the NRHP, searchable in the National Historic Landmarks database (currently under reconstruction). This is the official list of properties that are deemed worthy of preservation. Properties listed in the NRHP tell stories that are important to a local community, the citizens of a specific state, or all Americans. Properties listed in the NRHP may be owned by private individuals, universities, nonprofits, governments, and/or corporations. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B: Associated with the lives of persons significant in our past; or
- Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction; or
- Criterion D: That have yielded, or may be likely to yield, information important in history or prehistory.

Cemeteries, birthplaces, or graves of historic figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; and properties that are primarily commemorative in nature are not considered eligible for the NRHP unless they satisfy certain conditions. In general, a resource must be at least 50 years of age to be considered for listing in the NRHP, unless it satisfies a standard of exceptional importance.

Eligibility for Historical and Archeological Resources to be Listed in California Register of Historical Resources

The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change. The criteria for eligibility for the CRHR are based upon NRHP criteria. These criteria are as follows:

¹ Conservation and Natural Resource Element (Part III), Chapter 9 - Open Space Resources, of the County of Los Angeles General plan 2035. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

² Title 22 (Vol. I) Zoning Code Ordinance, Part 22.0124 Historic Preservation of the Los Angeles County Code.

³ Green Zones Program of Los Angeles County. Board of Supervisors, 2015. Available for download at: <http://planning.lacounty.gov/greenzones>

- Criterion 1: Associated with events that have made a significant contribution to the broad pattern of California's history and cultural heritage;
- Criterion 2: Associated with the lives of persons important in our past;
- Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method construction, or represents the work of an important creative individual, or possesses high artistic value; or
- Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the CRHR must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historical resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

The CRHR consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The CRHR automatically includes the following:

- California properties listed in the NRHP (Category 1 in the State Inventory of Historical Resources) and those formally determined eligible for listing in the NRHP (Category 2 in the California Historical Resource Inventory System [CHRIS])
- California Registered Historical Landmarks from No. 077 and up
- Those California Points of Historical Interest that have been evaluated by the California Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion in the CRHR

Other resources that may be nominated for listing in the CRHR include:

- Historical resources with a significance rating of Categories 3 through 5 in CHRIS (Categories 3 and 4 refer to potential eligibility for the NRHP, while Category 5 indicates a property with local significance);
- Individual historical resources;
- Historical resources contributing to historic districts; and
- Historical resources designated or listed as a local landmark.

Eligibility for County of Los Angeles Historical Landmark Designation

County of Los Angeles Historic Preservation Ordinance (*Title 22 – Planning and Zoning of the Los Angeles County Code, Part 29 of Chapter 22.52*)

22.52.3010 Purpose

The County of Los Angeles Historic Preservation Ordinance has seven established basic purposes:

- A. Enhance and preserve the distinctive historic, architectural, and landscape characteristics which represent the County's cultural, social, economic, political, and architectural history.
- B. Foster community pride in the beauty and noble accomplishments of the past as represented by the County's historic resources.
- C. Stabilize and improve property values and enhance the aesthetic and visual character and environmental amenities of the County's historic resources.
- D. Recognize the County's historic resources as economic assets.
- E. Encourage and promote the adaptive reuse of the County's historic resources.
- F. Promote the County as a destination for tourists and as a desirable location for businesses.
- G. Specify significance criteria and procedures for the designation of landmarks and Historic Districts and provide for the ongoing preservation and maintenance of landmarks and Historic Districts.

- A. Property which is more than 50 years of age may be designated as a landmark if it satisfies one or more of the following criteria:
1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community.
 2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community.
 3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction; or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, State, County, or community; or possesses artistic values of significance to the nation, State, County, or community.
 4. It has yielded, or may be likely to yield, information important locally in prehistory or history.
 5. It is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.
 6. It is one of the largest or oldest trees of the species located in the County.
 7. It is a tree, plant, landscape, or other natural land feature having historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.
- B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Section 22.52.3060.A, above, and exhibits exceptional importance.
- C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may itself be designated as a landmark or included in the landmark designation of a property if the space is more than 50 years of age and satisfies one or more of the criteria set forth in Subsection A, above, or if the space is less than 50 years of age and satisfies the requirements of Section 22.52.3060.B, above.

Related CEQA Guidance

Pursuant to CEQA, a *historical resource* is a resource listed in, or eligible for listing in, the CRHR. In addition, resources included in a local register of historic resources or identified as significant in a local survey conducted in accordance with state guidelines are also considered historical resources under CEQA, unless a preponderance of the facts demonstrates otherwise. According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR, or is not included in a local register or survey, shall not preclude a Lead Agency from determining that the resource may be a historical resource as defined in PRC Section 5024.1.⁴

CEQA applies to archaeological resources when (1) the archaeological resource satisfies the definition of a historical resource or (2) the archaeological resource satisfies the definition of a “unique archaeological resource.” A unique archaeological resource is an archaeological artifact, object, or site that has a high probability of meeting any of the following criteria:⁵

- (1) The archaeological resource contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.
- (2) The archaeological resource has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) The archaeological resource is directly associated with a scientifically recognized important prehistoric or historic event or person

⁴ California Code of Regulations, Title 14, Chapter 3: Guidelines for the Implementation of the California Environmental Quality Act as Amended October 6, 2005, Section 15064.5(a).

⁵ California Public Resources Code, Division 13, Section 21083.2(g).

Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing Conditions

*Historic Context.*⁶ The area making up present-day Los Angeles County was originally settled by differing groups of Native Americans for centuries before the first European contact was made in 1769. California was ruled by Spain until 1822, when Mexico assumed jurisdiction. Mexican and American hostilities over the land came to an end with the Treaty of Cahuenga in 1847 and the Treaty of Guadalupe Hidalgo in 1848, which incorporated Los Angeles and the rest of California as an American territory.

In 1850, Los Angeles County was established as one of the 27 original counties, and the City of Los Angeles, incorporated later that year as the County’s first city, was declared to be the county seat.

In the late 19th century, Southern California citrus farming was born, and the Southern Pacific Railroad and Santa Fe Railway completed routes into Los Angeles County. By 1890, the population of Los Angeles County had reached 60,000 residents. The population continued to grow in the late 19th century. During the early 20th century, the San Pedro harbor became operational, including the founding of salable petroleum, and the population continued to grow with the establishment of the motion picture, television, and the defense industries.

Historical Resources. The NRHP, CRHR, California Points of Historical Interest (SPHI), and California Historical Landmarks (SHL) in the CHRIS, and County of Los Angeles Register of Landmarks and Historic Districts (Landmarks), were searched to determine whether known historical resources are located within the area of the proposed program. The literature search was abbreviated due to the large size of the proposed program area. The information reviewed includes sufficient data necessary to determine the level of cultural sensitivity for the project area.

An abundant amount of historical resources was identified in the NRHP, CRHR, SPHI, SHL, and Landmarks and are spread out throughout all of Los Angeles County. According to the Los Angeles County General Plan 2035, the CHRH lists over 500 historical resources throughout Los Angeles County, with zero of those resources located in areas of the unincorporated territory of Los Angeles County affected by the Ordinance.⁷ There are 31 known historical resources within the unincorporated areas of Los Angeles County and none of those resources are known to be located in areas of the unincorporated territory of Los Angeles County affected by the Ordinance.

⁶ County of Los Angeles. “History,” accessed March 2020, <https://lacounty.gov/government/about-la-county/history/>.

⁷ Los Angeles County General Plan 2035, Chapter 9.

Threshold of Significance

A significant impact would occur if incompatible land uses or development adversely affected 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 development that removes or demolishes significant historical features on existing buildings, structures, objects, sites, or cultural landscapes.

Impact Analysis

The proposed program would result in ~~no~~ potentially significant impacts to historical resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5. There are 31 known historical resources within the unincorporated areas of Los Angeles County and none of those resources are known to be located in areas of the unincorporated territory of Los Angeles County affected by the Ordinance. ~~Thus, initiatives within the proposed program area would not impact historical resources.~~ However, there is the potential to encounter unknown resources, and reasonably foreseeable projects could result in impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource pursuant to § 15064.5 of the CEQA Guidelines. Incompatible land uses and development can adversely affect 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 development that removes or demolishes significant historical features on existing buildings, structures, objects, sites, or cultural landscapes.

The potential for impacts to historical resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*; Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment resources in relation to causing a substantial adverse change in the significance of a historical resource 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in ~~no~~ potentially significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines § 15064.5. There are no known historical resources located in land use zoning designations that are affected by the Green Zone Districts. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties ~~and would result in no~~. However, there is the potential to encounter unknown resources, and reasonably foreseeable projects could result in impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource pursuant to § 15064.5 of the CEQA Guidelines. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ 45 of the ~~27~~ 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and

zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the non-conforming uses to come into compliance within 3 to 7 ~~40~~ years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would ~~not~~ differ substantially from existing conditions, ~~such that they would be minor additions to existing industrial land uses.~~

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in ~~no~~ potential impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource pursuant to § 15064.5 of the CEQA Guidelines, requiring the consideration of mitigation measures and alternatives in an EIR. ~~No further analysis is warranted.~~

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in ~~no~~ potentially significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines § 15064.5. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would ~~not~~ differ substantially from existing conditions, such that they would result in potential ~~no~~ impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines § 15064.5. 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, would ~~not~~ impact historical resources, ~~as none~~ No known resources are present within the land designation for these standards. However, future foreseeable projects have the potential to significantly impact unknown historical resources. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in ~~no~~ potentially significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines § 15064.5, requiring the consideration of mitigation measures and alternatives in an EIR. ~~No further analysis is warranted.~~

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in ~~no potentially significant~~ impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines § 15064.5. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. No known resources are present within the land designation for these standards. However, future foreseeable projects have the potential to significantly impact unknown historical resources.~~ Therefore, impacts to Recycling and Waste Management Revisions would result in ~~no potentially significant~~ impacts to cultural resources as it relates to the significance of historical resources, requiring the consideration of mitigation measures and alternatives in an EIR. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines § 15064.5. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. ~~The construction establishment~~ of a supermarket accessory recycling collection center or compliance with development standards would not substantially alter the existing conditions such that historical resources would be impacted. These revisions would not affect historical resources given that they are generally not recycling or supermarket facilities. Compliance with the development standards would result in no impacts to cultural resources and thus no mitigation is required. Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impacts to cultural resources as it relates to the significance of historical resources. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in ~~result in no~~ potentially significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines § 15064.5. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. No known resources are present within the land designation for these standards. However, future foreseeable projects have the potential to significantly impact unknown historical resources. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in ~~no~~ potentially significant impacts to cultural resources as it relates to the significance of historical resources, requiring the consideration of mitigation measures and alternatives in an EIR. No further analysis is warranted.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

Existing Conditions

Archaeological Resources. The resources described in Section 9 of the Conservation and Natural Resources Element of the Los Angeles County General Plan⁸ include significant archaeological resources located within the unincorporated territory of Los Angeles County. Archaeological resources are nonrenewable and irreplaceable, and as such, it is the policy of the County to strive for the promotion of public awareness of the value of these resources, and public enjoyment should be fostered whenever possible. The County promotes cooperative efforts between public and private organizations to identify, restore, and conserve these resources.

Archival research and review of published literature considered a general overview of the existing conditions and potentially known archaeological sites or resources that could be impacted. The Native American Heritage Commission (NAHC) was contacted on March 13, 2020, to request a Sacred Lands File search and the current Native American contact list for the proposed program site in order to initiate consultation with interested tribes in accordance with CEQA and Assembly Bill (AB) 52 and Senate Bill (SB) 18. Of the 89 topographic quadrangle maps that document the County, 78 intersect with the Green Zones Program (Figure 2.5-1, *USGS 7.5-Minute Quadrangle Index Map*). Section 9 of the Conservation and Natural Resources Element of the County of Los Angeles General Plan acknowledges the history of occupation by indigenous people of lands that now comprise the unincorporated territory of the County:

The indigenous Chumash and Gabrieliño/Tongva peoples, two of the most populous and sophisticated native cultures, have occupied land within Los Angeles County since prehistoric times. Unfortunately, many of the known archaeological, paleontological, and historic cultural sites in the region have been disturbed to some extent by both human activity, such as development, occupation, and use, and natural occurrences, such as erosion that results from earthquakes, fire, and flood. In some instances, historic and prehistoric artifacts such as stone tools, antique nails, and equipment parts have been picked up or even destroyed by visitors or residents.⁹

Threshold of Significance

A significant impact would occur if incompatible land uses or development adversely affected archaeological resources by excavating native undisturbed soils thereby hindering the archeological resources ability to yield important information regarding prehistory and history.

⁸ Los Angeles County General Plan 2035, Chapter 9.

⁹ Los Angeles County General Plan 2035, Chapter 9.

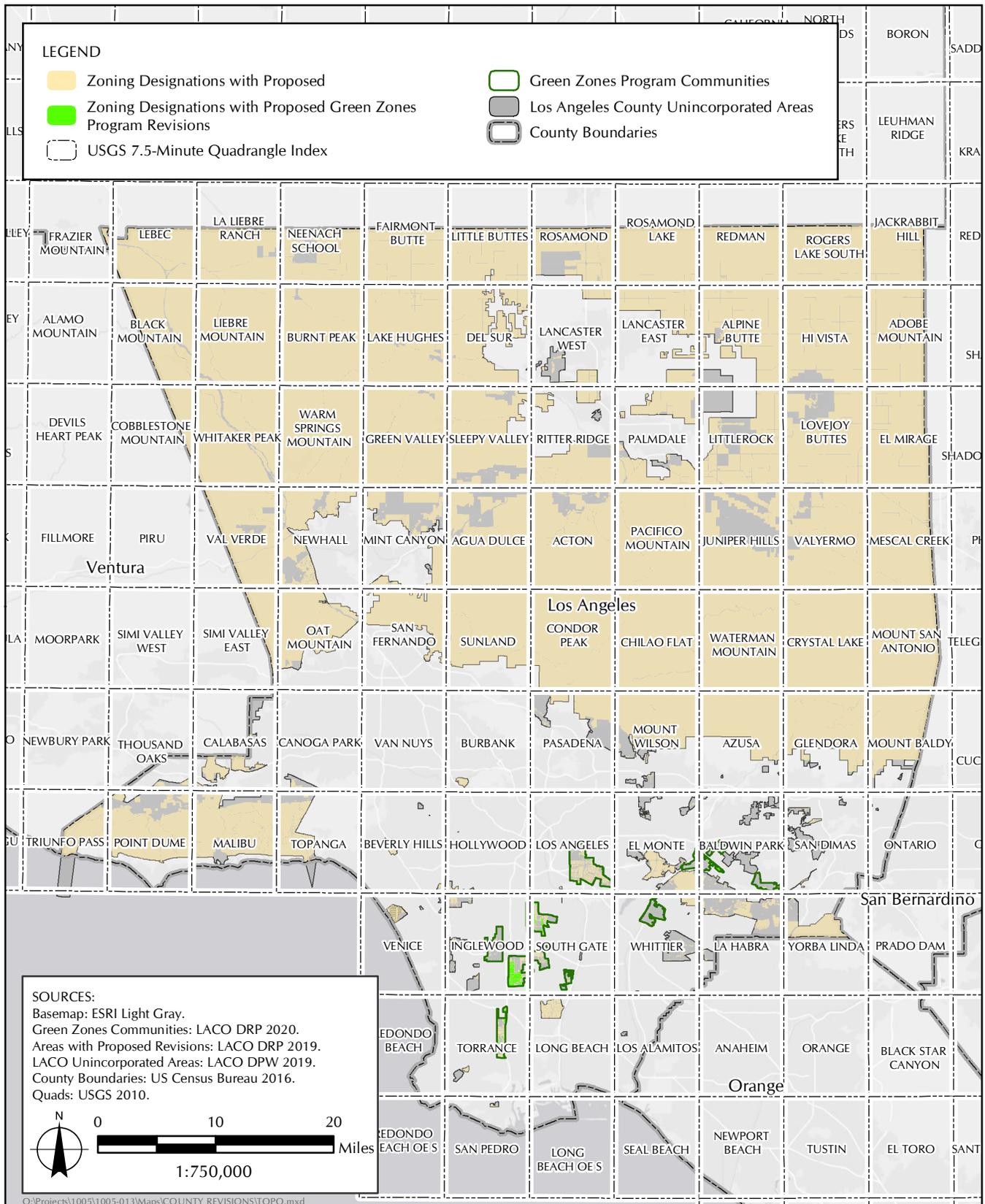


FIGURE 2.5-1
 USGS 7.5-Minute Quadrangle Index Map

Impact Analysis

The proposed program would have the potential to result in significant impacts to cultural resources in relation to causing a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of the CEQA Guidelines, requiring the consideration of mitigation measures and alternatives in an EIR. The improvements that would be required pursuant to the Ordinance have the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of the CEQA Guidelines. Ground disturbance is expected to reach depths of approximately 3 feet or greater; therefore, excavation associated with the program developments may reach native undisturbed soils that contain buried archaeological deposits.

The potential for impacts to archaeological resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment to archeological resources 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in potentially significant impacts to archaeological resources in relation to causing a substantial adverse change in the significance of an archaeological resource as defined in the CEQA Guidelines § 15064.5. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts to archaeological resources in relation to causing a substantial adverse change in the significance of an archaeological resource as defined in the CEQA Guidelines § 15064.5. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to ~~7~~ ~~40~~ years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would be minor additions to existing industrial land uses. Surficial resources are not likely to be encountered; however, there is a potential to encounter intact buried archaeological deposits interred at shallow depths at project locations where ground disturbance is expected to occur.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts to archaeological resources in relation to causing a substantial adverse

change in the significance of an archaeological resource as defined in the CEQA Guidelines § 15064.5. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would have the potential to result in significant impacts to historical resources in relation to causing a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of the CEQA Guidelines, requiring the consideration of mitigation measures and alternatives in an EIR.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in result in potentially significant impacts to archaeological resources in relation to causing a substantial adverse change in the significance of an archaeological resource as defined in the CEQA Guidelines § 15064.5. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in~~ close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would be minor additions to existing industrial land uses. Surficial resources are not likely to be encountered; however, there is a potential to encounter intact buried archaeological deposits interred at shallow depths at project locations where ground disturbance is expected to occur. 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, would not result in impacts to historical resources in relation to causing a substantial adverse change in the significance of an archaeological resource. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in potentially significant impacts to historical resources in relation to causing a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of the CEQA Guidelines, requiring the consideration of mitigation measures and alternatives in an EIR.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in ~~no~~ potentially significant impacts to cultural resources as it relates to causing a substantial adverse change in the significance of an archaeological resource as defined in the CEQA Guidelines § 15064.5. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses. ~~These revisions would not be expected to affect archaeological resources as development standards would be less restrictive than previously imposed, as they are not recycling or supermarket facilities.~~ The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance

standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ Therefore, impacts to Recycling and Waste Management Revisions would ~~not~~ result in potentially significant impacts to historical resources as it relates to causing a substantial adverse change to the significance of an archaeological resource. ~~No further~~ Further analysis is warranted, requiring the consideration of mitigation measures and alternatives in an EIR.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to cultural resources as it relates to causing a substantial adverse change in the significance of an archaeological resource as defined in the CEQA Guidelines § 15064.5. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. ~~The construction establishment~~ of a recycling collection center or compliance with development standards would not substantially alter the existing conditions such that they would have the potential to impact historical resources as it relates to causing a substantial adverse change to the significance of an archaeological resource pursuant to CEQA § 15064.5 of the CEQA Guidelines. Therefore, the Supermarket Accessory Recycling Collection Centers would have result in no impacts to cultural resources as it relates to causing a substantial adverse change in the significance of an archaeological resource. No further analysis is warranted.

Element 4 - Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in ~~no~~ potentially significant impacts to cultural resources as it relates to causing a substantial adverse change in the significance of an archaeological resource as defined in the CEQA Guidelines § 15064.5. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The storage enclosures or compliance with development standards would ~~not~~ substantially alter the existing conditions, such that they would have the potential to impact cultural resources as it relates to causing a substantial adverse change to the significance of an archaeological resource pursuant to CEQA § 15064.5 of the CEQA Guidelines. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in ~~no~~ potentially significant impacts to cultural resources as it

relates to causing a substantial adverse change in the significance of an archaeological resource, requiring the consideration of mitigation measures and alternatives in an EIR. ~~No further analysis is warranted.~~

The improvements that would be required pursuant to the Ordinance have the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of the CEQA Guidelines. Implementation of the improvements required pursuant to the development standards for the Green Zones Program, Recycling and Waste Management Revisions, and Supermarket Recycling Center Revisions would require ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping. Ground disturbance is expected to reach depths of approximately 3 feet or greater; therefore, excavation associated with the program developments may reach native undisturbed soils that contain buried archaeological deposits.

Therefore, the proposed program would have the potential to result in significant impacts to archaeological resources in relation to causing a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of the CEQA Guidelines, requiring the consideration of mitigation measures and alternatives in an EIR.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Existing Conditions

California Public Resource Code 21083.2. PRC 21083.2, defines a *unique geologic feature* as an important and irreplaceable geological formation, and these features may be considered to have scientific and/or cultural value.

- a. *A unique paleontological resource* is defined as a fossil that meets one or more of the following criteria:
- b. It provides information on the evolutionary relationships and developmental trends among organisms, living or extinct.
- c. It provides data useful in determining the age(s) of the rock unit or sedimentary stratum, including data important in determining the depositional history of the region and the timing of geologic events therein.
- d. It provides data regarding the development of biological communities or interaction between plant and animal communities.
- e. It demonstrates unusual or spectacular circumstances in the history of life.
- f. The fossils are in short supply and/or in danger of being depleted or destroyed by the elements, vandalism, or commercial exploitation, and are not found in other geographic locations.

Surficial Geologic Units. Surficial geological units within the proposed program area vary greatly due to the immense geographical area represented and the complex geology found along tectonic plate boundaries like Southern California and are described below in relation to three program ordinance revisions that encompassed in the Green Zones Program. The surficial geology has been discussed within the context of these areas.

The Conservation and Open Space Element of the Los Angeles County General Plan 2035, provides a summary of the significant general fossil locations in the County:¹⁰

“Paleontological resources, or fossils, are the remains of ancient animals and plants, as well as trace fossils such as burrows, which can provide scientifically-significant information on the history of life on Earth.

Over 1,000 fossil localities have been recorded and in excess of a million specimens have been collected in Los Angeles County. Numerous places countywide have yielded fossils, especially in the Santa Monica Mountains and in the vicinity of Rancho La Brea.”

The area subject to the proposed program consists of stationary sources of pollution near sensitive uses in the Los Angeles Basin. These communities are located within highly urbanized areas of Los Angeles County, and have undergone significant development

¹⁰ Sharp, Robert P. 1993. *Geology Underfoot in Southern California*. Missoula, MT: Mountain Press.

Threshold of Significance

A significant impact would occur if incompatible land uses or development adversely affected paleontological resources by excavating native undisturbed soils thereby hindering the paleontological resources ability to yield information on the evolutionary relationships and developmental trends among organisms, living or extinct.

Impact Analysis

The proposed program would result in ~~no~~ potentially significant impacts to paleontological resources in regard to directly or indirectly destroying a unique paleontological resource or site or unique geologic figure. The potential for impacts to paleontological resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment to paleontological resources 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in ~~would not~~ potentially significantly impact paleontological resource as related to destroying a unique paleontological resource, site, or unique geologic feature directly or indirectly. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would ~~not~~ potentially impact paleontological resource as related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ 15 of the ~~27~~ 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to ~~7~~ 40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses.

As stated in the Conservation and Open Space Element of the County General Plan, the area subject to the proposed program consists of stationary sources of pollution near sensitive uses in the Los Angeles Basin.¹¹ These communities are located within highly urbanized areas of Los Angeles County, and have undergone significant development, resulting

¹¹ Sharp, Robert P. 1993. *Geology Underfoot in Southern California*. Missoula, MT: Mountain Press.

in significant ground disturbance throughout the Green Zone Districts area. 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. These modifications are expected to result in a maximum depth of approximately 3 feet of ground disturbance.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties ~~are not expected to~~ would result in potential impacts to paleontological resources related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature, requiring the consideration of mitigation measures and alternatives in an EIR. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would ~~not potentially significantly~~ impact paleontological resource as related to destroying a unique paleontological resource, site, or unique geologic feature directly or indirectly. The new development standards would result in ~~a more stringent entitlement processes for specific~~ new sensitive uses implementing landscaped buffers, air filtration systems, and open space when developed adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would ~~not potentially significantly~~ impact paleontological resource as related to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would ~~not~~ differ substantially from existing conditions, as they would be minor additions to existing industrial land uses.

As stated in the Conservation and Open Space Element of the County General Plan, the proposed program site consists of stationary sources of pollution near sensitive uses in the Los Angeles Basin.¹² These communities are located within highly urbanized areas of Los Angeles County, and have undergone significant development, resulting in significant ground disturbance throughout the New Sensitive Uses Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses area. 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. These modifications are expected to result in a maximum depth of approximately 3 feet of ground disturbance. 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 are ~~not~~ expected to result in potential impacts to paleontological resources related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature.

Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or

¹² Sharp, Robert P. 1993. *Geology Underfoot in Southern California*. Missoula, MT: Mountain Press.

Vehicle-Related Uses ~~are not expected to~~ would result in potential impacts to paleontological resources related to directly or indirectly destroying a unique paleontological resource, site, or unique geologic feature, requiring the consideration of mitigation measures and alternatives in an EIR. ~~No further analysis is warranted.~~

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions would ~~not be expected~~ have the potential to destroy a unique paleontological resource, site, or unique geologic features directly or indirectly. As discussed in Section 1, the Recycling and Waste Management Revisions element of the Green Zones Program consists of the inclusion of permitting requirements and development standards for Specific Uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. Additionally, the Recycling and Waste Management Revisions include prohibitions on areas where certain specific uses would be prohibited including HMAs, SEAs, VHFHSZs, and in some cases ARAs. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses such that unique paleontological resources, sites, or unique geologic features would be impacted. These revisions would not affect newly discovered paleontological resources at the shallow depth anticipated to be reached. Implementation of development standards for the Recycling and Waste Management Revisions will likely result in ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping and result in a maximum extent of approximately 3 feet of ground disturbance. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMA, SEA, and VHFHSZ. Additionally, in-vessel organic waste facilities are prohibited in ARA.~~ Therefore, impacts to Recycling and Waste Management Revisions would ~~not be expected~~ have the potential to destroy a unique paleontological resource, site, or unique geologic features directly or indirectly, requiring the consideration of mitigation measures and alternatives in an EIR. ~~No further analysis is warranted.~~

The Supermarket Accessory Recycling Collection Centers revisions would not be expected to destroy a unique paleontological resource, site, or unique geologic features directly or indirectly. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of

pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. Therefore, the Supermarket Accessory Recycling Collection Centers would not be expected to destroy a unique paleontological resource, site, or unique geologic features directly or indirectly. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would ~~not be expected~~ have the potential to destroy a unique paleontological resource or unique geologic feature. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses ~~such that~~ and impacts to unique paleontological resources or unique geologic features would occur. The construction of these measures would ~~not~~ differ substantially from existing conditions, as they would be minor additions to existing land uses. Therefore, ~~no~~ direct or indirect impact to a unique paleontological resources or unique geologic features could occur ~~is expected~~ in relation to a substantial adverse change in the significance of a unique paleontological resource, site, or unique geologic feature.

Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions ~~are not expected~~ would have the potential to impact paleontological resources in relation to direct or indirect destruction of a unique paleontological resource, site, or unique geologic feature, requiring the consideration of mitigation measures and alternatives in an EIR. ~~No further analysis is warranted.~~

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

Existing Conditions

There are 12 known cemeteries within the proposed program area. The number of informal cemeteries is unknown. Burial features can range in complexity from a modest and isolated internment or a final site for cremated remains to complex elaborate burial sites with multiple individuals interred. Informal burials can often exist as shallow gravesites of no more than a few feet below the surface.

Threshold of Significance

A significant impact would occur if incompatible land uses or development adversely affected human remains by excavating native undisturbed soils.

Impact Analysis

The proposed program would result in less than significant impacts in relation to disturbing human remains, including those interred outside of dedicated cemeteries. The potential for impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The

proposed revisions to the development standards that have the potential to result in physical changes in the environment to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, 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 (see Table 1.IV-2).

Element 1 - Green Zone Districts

Green Zone Districts would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The land use zoning designation affected by the Green Zone Districts does not contain any formal cemeteries and a review of historic topographic maps and state registries does not indicate a presence of informal interment sites. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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. The Program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would as be minor additions to existing industrial land uses. As a result, ground disturbance, although minimal excavation may reach depths of as much as 3 feet or potentially more in which internments at shallow depths could be encountered, may result in the inadvertent find of human remains in an informal cemetery.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties could potentially impact human remains as it relates to the disturbance of any human remains, including those interred outside of dedicated cemeteries. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with government code would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with

existing federal, State, and local statutes and regulations. The land use zoning designation affected by the new sensitive uses standards does not contain any formal cemeteries and a review of historic topographic maps and State registries does not indicate a presence of informal interment sites. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would as be minor additions to existing industrial land uses. As a result, ground disturbance, although minimal excavation may reach depths of as much as 3 feet or potentially more in which internments at shallow depths could be encountered, may result in the inadvertent find of human remains in an informal cemetery. 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, would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations.

Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses could potentially impact human remains as it relates to the disturbance of any human remains, including those interred outside of dedicated cemeteries. In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with government code would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet~~

~~yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ Therefore, impacts to Recycling and Waste Management Revisions would be minimal and would not substantially alter the existing conditions for existing industrial uses such that human remains, including those interred outside of dedicated cemeteries, would be impacted. These revisions would not affect the significance of human remains, including those interred outside of dedicated cemeteries. Given that they are not recycling or waste facilities, organic waste processing facilities would not be expected to impact human remains, including those interred outside of dedicated cemeteries.

In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with government code would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. The land use zoning designation effected by the Supermarket Accessory Recycling Collection Centers does not contain one formal cemetery and a review of historic topographic maps and State registries do not indicate a presence of informal interment sites. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include one parking stall for every 250 square feet of area; any facility larger than 250 square feet of area shall be required to have fencing or walls for screening purposes, containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. These revisions would not affect the significance of human remains, including those interred outside of dedicated cemeteries. Given that they are not recycling or waste facilities, supermarket recycling facilities would not be expected to impact human remains, including those interred outside of dedicated cemeteries.

In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with government code would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to cultural resources with respect to the disturbance of human remains, including those interred outside of dedicated cemeteries, through compliance with existing federal, State, and local statutes and regulations. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted

in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses such that human remains, including those interred outside of dedicated cemeteries, would be impacted. These revisions would not affect the significance of human remains, including those interred outside of dedicated cemeteries.

In the event of the unanticipated discovery of human remains during construction, the construction contractor shall be required to notify the County Coroner and provide for the required reinternment or repatriation of the recovered human remains. Compliance with government code would ensure that potential impacts related to the unanticipated discovery of human remains, including those interred outside of dedicated cemeteries, is reduced to below the level of significance.

2.6. ENERGY

This analysis is undertaken to determine if the proposed program may have a significant impact to energy, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines. The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to the 2019 California Green Building Standards Code (CALGreen),¹ the California Energy Commission (CEC) Guidebook for the Renewable Portfolio Standard Eligibility,² the Southern California Association of Governments (SCAG) 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS),³ the Los Angeles County General Plan 2035,⁴ and the Los Angeles County Green Building Standards Code.⁵

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				

Existing Conditions

The County has characterized the availability of renewable and nonrenewable energy resources in the Conservation and Natural Resources Element of the County General Plan:

Energy in California is produced from a variety of nonrenewable and renewable natural resources, including oil, natural gas, hydrologic, wind, and solar power.⁶ Although nonrenewable energy resources (oil and natural gas) generate a majority of its energy, California has one of the most diverse portfolios of renewable energy resources in the country. Renewable energy is derived from resources that are regenerative and cannot be depleted, such as wind and solar power. For this reason, renewable energy sources are fundamentally different from fossil fuels, such as coal, oil, and natural gas, which are finite and produce greenhouse gases and other

¹ California Building Standards Commission. Effective January 1, 2020. 2019 California Green Building Standards Code. CALGreen (Part 11 of Title 24). <https://www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen#@ViewBag.JumpTo>

² California Energy Commission. January 2017. Renewables Portfolio Standard Eligibility; Ninth Edition, Commission Guidebook.

³ Southern California Association of Governments. April 2016. 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategies; A Plan for Mobility, Accessibility, Sustainability, and a High Quality of Life. <http://scagrtpsc.net/Documents/2016/final/f2016RTPSCS.pdf>

⁴ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

⁵ Los Angeles County Green Building Standards Code. Title 31. http://lacounty-ca.elaws.us/code/coord_title31

⁶ County of Los Angeles Solar Map Application. Solar Rooftop Planning Toll. Accessible at: <http://lacounty.solarmap.org>.

pollutants. Aside from existing oil and natural gas deposits, California's topography and climate lend themselves to the production of energy from wind, solar, and tidal power.⁷

As characterized in the U.S. Energy Information Administration profile for California, the State is one of the most energy efficient in the Nation:

California is the most populous state in the nation, has the largest economy, and is second only to Texas in total energy consumption. Although California has the world's fifth-largest economy and many energy-intensive industries, the state has one of the lowest per capita energy consumption levels in the United States. California's extensive efforts to increase energy efficiency and implement alternative technologies have slowed growth in energy demand. The state is also rich in energy resources. California leads the nation in nonhydroelectric renewable-sourced electricity generation and is among the top producers of conventional hydroelectric power.⁸ ... Per capita energy use in California's residential sector is lower than that of any other state except Hawaii.

There are numerous building codes and standards that would apply to the construction, operation, and maintenance of improvements required pursuant to 2019 CALGreen, CEC Guidebook, and Los Angeles County Green Building Standards Code. The County Green Building Standards Code (Title 31), as well as Green Building Standards Code (CALGreen Code) of Title 24 of the California Code of Regulations and the State of California Green Code, requires applicable projects to provide energy saving features. The proposed program would also be consistent with Goals and Policies related to energy conservation in Part VI, Mineral and Energy Resources of the Conservation and Natural Resources Element (Chapter 9), of the Los Angeles County General Plan. Implementation of the project would also be consistent with the Los Angeles Energy and Environmental Program (EEP), adopted by the County of Los Angeles Board of Supervisors in 2006. The EEP established target reductions in consumptive use of nonrenewable sources of energy by 20 percent between 2006 and 2015.

Threshold of Significance

Impacts to energy would occur if energy is utilized in a manner that is wasteful, inefficient, or results in unnecessary consumption of nonrenewable energy resources.

Impact Analysis

The potential for impacts to energy has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). Wasteful use of energy is defined as expending or consuming energy, thoughtlessly or carelessly, in a manner that results in no benefit or compensatory outcome. Inefficient use of energy results from using a greater amount of energy than required to products and services.

Element 1 – Green Zone Districts

The Green Zone Districts element would result in less than significant impacts to energy in relation to wasteful, inefficient, or unnecessary consumption of energy resources, during construction, operation, or maintenance of improvements required pursuant to the project. The new development standards (see Table 1.IV-2) would result in a more stringent entitlement processes for M-1, M-1.5, M-2, M-2.5 and other industrial uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the

⁷ County of Los Angeles. [insert GP date]. Chapter 9, Conservation and Natural Resources Element of the County of Los Angeles General Plan 2035. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf, Page 154.

⁸ U.S. Energy Information Administration. January 16, 2020. California State Profile and Energy Estimates. Available at: <https://www.eia.gov/state/analysis.php?sid=CA>

General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 15~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The program requires the nonconforming uses to come into compliance within 3 to ~~7 10~~ years of adoption of the Ordinance. Development standards for the Green Zone Districts would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. The motorized equipment used during construction would comply with California Air Resources Board (CARB) regulations for diesel programs relating to mobile source, stationary engines, and portable equipment. Construction related to the energy required to construct the improvements required pursuant to the project would 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 proposed improvements are inanimate objects such as walls, fencing, signage, and lighting that would be compliant with Title 31 Green Building Codes and 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 South Coast Air Quality Management District 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 would provide long-term environmental benefits for sensitive receptors adjacent to industrial sites, and thus do not constitute a wasteful use of energy. The construction would include improvements to existing industrial sites. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions. Therefore, the Green Zone Districts would result in less than significant impacts to energy in relation to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. No further analysis is warranted.

Element 2 – New Sensitive Uses

The New Sensitive Uses element would result in less than significant impacts to energy in relation to wasteful, inefficient, or unnecessary consumption of energy resources, during construction, operation, or maintenance of improvements required pursuant to the project. ~~The implementation of development standards for existing industrial use facilities would reduce wasteful, inefficient, or unnecessary consumption of energy resources during operation by improving the existing facilities.~~ Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses.

The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; and placement of balconies (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, and lighting as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new

development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established,~~ existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions.

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, would not result in substantial changes to existing conditions in relation to consumptive use of energy resources. The motorized equipment used during construction would comply with CARB regulations for diesel programs relating to mobile source, stationary engines, and portable equipment. Construction would not be extensive and would be minimal for individual properties. Construction related to the energy required to construct the improvements required pursuant to the project would 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 proposed improvements are inanimate objects such as walls, ~~fencing, signage~~ placement of balconies, and lighting air filtration systems that would be compliant with Title 22 Building Codes and 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, construction, the development improvements would provide long-term environmental benefits for sensitive receptors adjacent to industrial sites, and thus do not constitute a wasteful use of energy. ~~The construction would include improvements to existing industrial sites, and would not result in wasteful, inefficient, or unnecessary consumption of energy resources.~~ Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts to energy in relation to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revision, including Supermarket Accessory Recycling Collection Centers, element would result in less than significant impacts to energy in relation to wasteful, inefficient, or unnecessary consumption of energy resources, during construction, operation, or maintenance of improvements required pursuant to the project. The Recycling and Waste Management Revisions include prohibitions on areas where certain specific uses would be prohibited (Table 2.6-1, *Applicable Zones and Prohibited Uses*). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs.

**TABLE 2.6-1
APPLICABLE ZONES AND PROHIBITED USES**

Recycling and Waste Management Revisions					
	Applicable Zones	Prohibited Areas			
		SEA	VHFHSZ	Agricultural	HMA
Pallet Yards	M-1, M-1.5, M-2, and M-2.5	X	X	X	
Recycling Collection Facilities	M-1, M-1.5, M-2, and M-2.5				
Recycling Processing Facilities	M-2, M-2.5	X	X		X
—MRF, XFER Stat, Auto —C&D or Inert Debris	M-1, M-1.5, M-2, M-2.5, and A-2 (Except C&D prohibited in A-2)	X	X	X	X
Organic Waste Facilities	M-1, M-1.5, M-2, and M-2.5				
—Consistency w/SWMP	M-1, M-1.5, M-2, M-2.5, and A-2	X	X		
—Chip/Grind/Mulch	M-1.5, M-2, M-2.5, and A-2	X	X		
—Compost	M-2, M-2.5, and A-2	X	X	X	
—Mulch In-vessel					
Solid Waste Facilities	M-2, and M-2.5				
Supermarket Accessory Recycling Collection Center Zones	All zones except R-1, R-2, R-A, A-1				

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards (Table 1.IV-2) and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities in selected land use management areas (Table 1.IV-1 and Table 2.6-1). Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

Improvement required pursuant to the project would be required to achieve the CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

Construction equipment used during the construction of development standards would be required to comply with CARB regulations to use energy efficient equipment and construction impacts would be short-term and would not be extensive. Construction related to the energy required to construct the improvements required pursuant to the project would 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 proposed improvements are inanimate objects such as walls, fencing, signage, and lighting that would be compliant with Title 22 Building Codes and 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 would provide long-term environmental benefits for sensitive receptors adjacent to industrial sites, and thus do not constitute a wasteful use of energy. The construction would include improvements to existing industrial sites, and would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Operational uses of Supermarket Accessory Recycling Collection Centers would not differ substantially from existing conditions, in relation to consumptive use of energy resources. The purpose of CALGreen is to improve public health, safety, and general welfare by enhancing the design and construction of buildings using concepts which reduce negative impacts and promote principles that have a positive environmental impact and encourage sustainable construction practices. The organic waste facilities and recycling facilities are not currently in compliance with these standards. The proposed program would implement more efficient technologies for the organic and solid waste facilities during operation. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts to energy in relation to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Management Revisions element would result in less than significant impacts to energy in relation to wasteful, inefficient, or unnecessary consumption of energy resources, during construction, operation, or maintenance of improvements required pursuant to the project. Any new development or expansion of existing development would be required to meet the current development standards (see Table 1.IV-2) of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Construction equipment used during the construction of development standards would be required to comply with CARB regulations to use energy efficient equipment and construction impacts would be short-term for individual improvements. The construction of increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation would not be extensive and would result in minor changes to operations. The construction and operation would not result in substantial changes to existing conditions, in relation to consumptive use of energy resources.

The requirements and compliance with standards would maintain and increase the efficiency of existing facilities by enhancing the maintenance of the stored materials. In the case of updated standards for Storage Enclosures for Recycling and Solid Waste Revisions, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing residential, commercial, and industrial land uses. Operational uses of Storage Enclosures for Recycling and Solid Waste Revisions would not differ substantially from existing conditions. Construction related to the energy required to construct the improvements required pursuant to the project would 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 proposed improvements are inanimate objects such as walls, fencing, signage, and lighting that would be compliant with Title 22 Building Codes and 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.

The purpose of CALGreen is to improve public health, safety, and general welfare by enhancing the design and construction of buildings using concepts which reduce negative impacts and promote principles that have a positive environmental impact and encourage sustainable construction practices. The organic waste facilities and recycling facilities are not currently in compliance with these standards. The proposed program would implement more efficient technologies for the organic and solid waste facilities during operation.

Once completed, construction, the development improvements would provide long-term environmental benefits for sensitive receptors adjacent to industrial sites, and thus do not constitute a wasteful use of energy. The construction

would include improvements to existing industrial sites, and would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts to energy in relation to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. No further analysis is warranted.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The proposed program would result in no less than significant impacts to energy in relation to conflicting with or obstructing a state or local plan for renewable energy or energy efficiency. The CEC adopts energy efficiency standards for appliances and buildings, which reduces air pollution and saves consumers money. The energy-efficient provisions include the California Building Standards Code (24 CCR), Title 31 Green Building Standards Code, and applicable CALGreen mandatory measures.⁹

Existing Conditions

There are existing state and County plans related to renewable energy and energy efficiency.

California Energy Code. The California Energy Code goals include planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties. Additionally, with the adoption of Senate Bill 2, the Renewables Portfolio Standard (RPS) mandates that 33 percent of electricity delivered in California be generated by renewable sources such as solar, wind, and geothermal by 2020.

Los Angeles County General Plan 2035. The County of Los Angeles has defined one goal, and related policy that are relevant to consideration of conflicts with local plans for renewable energy or energy:

- Goal CNR 12: Sustainable management of renewable and non-renewable energy resources
 - Policy C/NR 12.1: Encourage the production and use of renewable energy resources

In the most recent energy briefing for the County of Los Angeles, the progress towards increasing reliance on renewable sources of energy was described

Energy generation is distributed throughout Los Angeles County, with concentrations in Long Beach and Lancaster. The County is a leader in solar generation, producing and using more renewable energy than ever before. While, as of 2018, utility-scale wind facilities are currently prohibited in all unincorporated areas within the county, utility-scale solar generation increased by over one million Megawatt Hours (MWh) between 2012 and 2015 and reached over 575 MW of capacity in 2015. A total of 475 MW of rooftop solar was installed in the County as of 2015, mainly in Southern California Edison (SCE) territory. Overall, approximately 14% of the County's electricity generation came from renewable energy sources in 2015. While this represents an increase from years prior, it is equivalent to less than 5% of the County's electricity consumption. Utilities serving L.A. County show a gravitation towards renewable energy purchases with some cities representing nearly 35% of energy consumption with renewable energy purchasing.

Threshold of Significance

A significant impact to a state or local plan for renewable energy or energy efficiency would occur if the Green Zones Program conflicted or obstructed the implementation of strategies established in adopted State or local plans.

⁹ 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>

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to energy in relation to conflicting with or obstructing a state or local plan for renewable energy or energy efficiency. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ ~~40~~ years of adoption of the Ordinance. Development standards for the Green Zone Districts and New Sensitive Uses Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would 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 would not differ substantially from existing conditions. All improvements required to constructed, operated, or maintained would be required to conform to the California Energy Code; therefore, there would be on conflict with the California Code. Since, at the time of this analysis, the County General Plan and zoning ordinance do not allow for development of utility scale renewable energy, the development standards would have no effect on the achieving RPS established by the State. Similarly, energy required for construction, operation, and maintenance of the proposed improvements such as lighting and signs would 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 Renewable Portfolio Standard. Thus, the project would be consistent with State and County goals that encourage reliance on sustainable renewable energy. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would 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 further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to energy in relation to conflicting with or obstructing a state or local plan for renewable energy or energy efficiency. ~~The new development standards would 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 prohibitions on areas where certain specific uses would be prohibited (Table 2.6-1).~~ The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded

landscaping buffers between incompatible uses; standards for windows; and placement of balconies devices (see Table 1.IV-2). In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions. All improvements required to be constructed, operated, or maintained would be required to conform to the California Energy Code; therefore, there would be no conflict with the California Code. Since, at the time of this analysis, the County General Plan and zoning ordinance do not allow for development of utility scale renewable energy, the development standards would have no effect on the achieving RPS established by the State. Similarly, energy required for construction, operation, and maintenance of the proposed improvements such as lighting and signs would 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 project would be consistent with State and County goals that encourage reliance on sustainable renewable energy. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to energy in relation to conflicting with or obstructing a state or local plan for renewable energy or energy efficiency. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to energy in relation to conflicting with or obstructing a state or local plan for renewable energy or energy efficiency. The proposed program would be in compliance with CALGreen and the RPS. The RPS aims to reduce emissions and requires private and public utilities to generate 50 percent of their power from renewable sources by 2030. The proposed program would support this 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 County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1), including prohibitions on areas where certain specific uses would be prohibited (~~Table 2.6-1~~). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs.

The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. The construction of a recycling collection center or compliance with development standards would not substantially alter the existing conditions.

All improvements would be required to conform to the California Energy Code; therefore, there would be on conflict with the California Code. Since, at the time of this analysis, the County General Plan and zoning ordinance do not allow

for development of utility scale renewable energy, the development standards would have no effect on achieving RPS established by the State. Similarly, energy required for construction, operation, and maintenance of the proposed improvements such as lighting and signs would 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 project would be consistent with State and County goals that encourage reliance on sustainable renewable energy. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to energy in relation to conflicting with or obstructing a state or local plan for renewable energy or energy efficiency. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. 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 would 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 would be in compliance with renewable energy regulations and goals.

Any projects developed under the proposed program's more stringent development standards would 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 CCR) and applicable CALGreen mandatory measures.¹⁰ All improvements required to constructed, operated, or maintained would conform to the California Energy Code; therefore, there would be no conflict with the California Code. Similarly, energy required for construction, operation, and maintenance of the proposed improvements such as lighting and signs would be provided by the County's Clean Power Alliance, which provide 100% renewable energy to all unincorporated area communities. Thus, the project would be consistent with State and County goals that encourage reliance on sustainable renewable energy. No further analysis is warranted.

¹⁰ 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>

2.7. GEOLOGY AND SOILS

This analysis is undertaken to determine if the proposed program may have a significant impact to geology and soils, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to Safety Element of the Los Angeles County General Plan 2035,² and Conservation and Natural Resources Element of the Los Angeles County General Plan 2035;³ and the Los Angeles County Code of Ordinances – Title 22 Planning and Zoning, California Division of Mines and Geology (CDMG), California Department of Conservation, California Geological Survey (CGS), Regulatory Maps.⁴

Definitions

Alluvium: An unconsolidated accumulation of stream deposited sediments, including sands, silts, clays, or gravels.

Extrusive Igneous Rocks: Rocks that crystallize from molten magma on earth's surface.

Fault: A fracture or fracture zone in rock along which movement has occurred.

Formation: A laterally continuous rock unit with a distinctive set of characteristics that make it possible to recognize and map from one outcrop or well to another. The basic rock unit of stratigraphy.

Holocene: An interval of time relating to, or denoting the present epoch, which is the second epoch in the Quaternary period, from approximately 11,000 years ago to the present time.

Miocene: An interval of time relating to, or denoting the fourth epoch of the Tertiary period, between the Oligocene and Pliocene epochs, from approximately 23 to 5.5 million years ago.

Oligocene: An interval of time relating to, or denoting the third epoch of the Tertiary period, between the Eocene and Miocene epochs, from approximately 34 to 23 million years ago.

Outcrop: A rock formation that is visible on earth's surface.

Paleocene: An interval of time, relating to, or denoting the earliest epoch of the Tertiary period, between the Cretaceous period and the Eocene epoch.

Paleozoic: An interval of time relating to or denoting the era between the Precambrian eon and the Mesozoic era.

Pleistocene: An interval of time relating to, or denoting the first epoch of the Quaternary period, between the Pliocene and Holocene epochs, from approximately 2.6 million years ago to 11,000 years ago.

Pliocene: An interval of time relating to, or denoting the last epoch of the Tertiary period, between the Miocene and Pleistocene epochs, from approximately 5.5 to 2.6 million years ago.

Plutonic Igneous Rocks: Igneous rocks that have crystallized beneath the earth's surface.

Quaternary: The most recent period in geological time; includes the Pleistocene and Holocene Epochs.

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² Los Angeles County Department of Regional Planning. Los Angeles County General Plan 2035, Chapter 12, Safety Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch12.pdf

³ Los Angeles County Department of Regional Planning. Los Angeles County General Plan 2035, Chapter 9, Conservation Element, Part VII, Historic, Cultural and Paleontological Resources http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

⁴ California Department of Conservation. 2015, California Geological Survey, CGS Information Warehouse: Regulatory Maps. <https://maps.conservation.ca.gov/cgs/informationwarehouse/>

Would the project:	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.**

Existing Conditions

Under the Alquist-Priolo Earthquake Fault Zoning Act, the State Geologist is required to delineate “earthquake zones” (formerly called “special studies” zones) along known active faults. An active fault is one that has demonstrated offset of Holocene materials (less than 11,000 years ago) or significant seismic activity. Potentially active faults have demonstrated movement within Pleistocene time (approximately 1.6 million years ago). According to the CDMG, active and potentially active faults must be considered as potential sources of fault rupture. Cities or counties affected by the zones must regulate development within the designated zones. Approval of building permits for sites within State-designated zones must be withheld until geologic investigation demonstrates that a proposed development is not threatened by surface displacement from future seismic activity. Active or potentially active faults are mapped within the proposed program boundaries (Table 2.7-1, *Active and Potentially Active Faults within 2 Miles of the Proposed Ordinance*).

**TABLE 2.7-1
ACTIVE AND POTENTIALLY ACTIVE FAULTS WITHIN
2 MILES OF THE PROPOSED GREEN ZONES PROGRAM**

Fault	Predominant Style of Faulting	Site-to-Source Approximate Distance to Proposed Green Zones Program¹
Anacapa-Dume	Strike-Slip and Reverse	Approximately 2 miles west
Hollywood	Left-Reverse	Approximately 2 miles west
Malibu Coast Fault	Reverse	Approximately 0.5 mile west
Newport-Inglewood	Right-Lateral Strike-Slip	Intersects
Oak Ridge (Onshore)	Reverse	Approximately 2 miles to the west
San Andreas	Right Lateral Strike-Slip	Intersects
San Fernando-Sierra Madre-Cucamonga	Reverse (Thrust)	Intersects
San Gabriel	Primarily Right Lateral Strike Slip	Intersects
Santa Monica Fault	Left-Reverse	Intersects
Santa Susana	Reverse (Thrust)	Intersects
Simi-Santa Rosa- Northridge	Reverse	Intersects
Whittier-Elsinore	Lateral Strike Slip	Intersects

KEY: ¹ Shortest (map) distance from the nearest ordinance location to the inferred fault plane.

The Transverse Ranges (represented by the San Gabriel Mountains in Angeles National Forest, the Santa Susana Mountains, and mountains of the southern Los Padres National Forests in the proposed program area) are an anomalous west-trending geological province of deformation associated with relative movement of the North American and Pacific Tectonic Plates. The majority of the Los Angeles Basin (south of the mountains) lies within the northwest-trending Peninsular Ranges Geomorphic Province, which represents the prevailing structural orientation of California. Associated northwest-trending surface faults are the San Andreas, San Jacinto, Whittier-Elsinore, Palos Verdes, and Newport-Inglewood faults (Figure 2.7-1, *Alquist-Priolo Fault Lines*). Major surface faults and fault zones associated with the Transverse Ranges generally parallel the Province and include: the Malibu Coast, Anacapa-Dume, Oak Ridge, Santa Monica, Hollywood, Santa Susana, Simi-Santa Rosa-Northridge, San Fernando-Sierra Madre-Cucamonga, and San Gabriel faults (Figure 2.7-1).

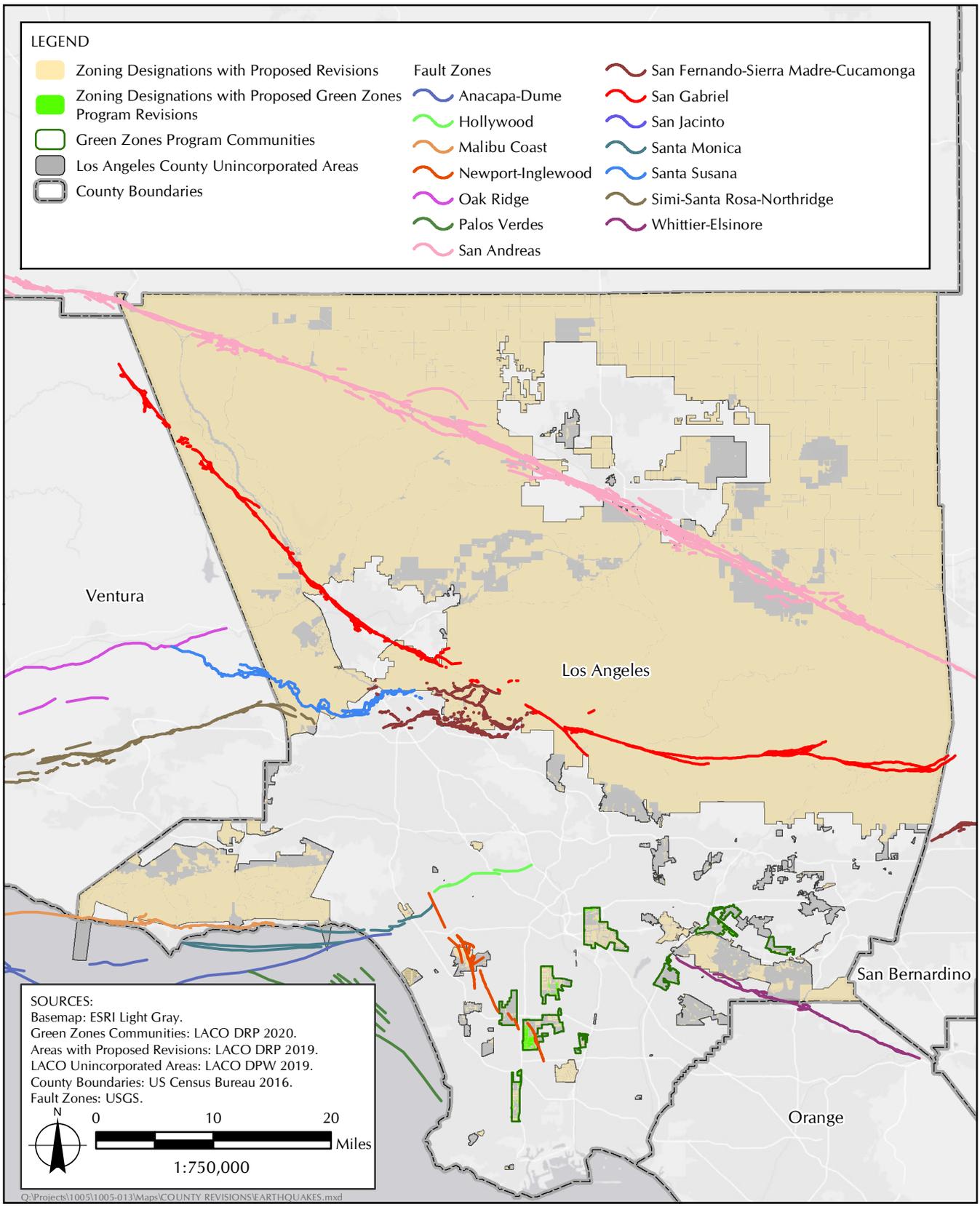


FIGURE 2.7-1
 Alquist-Priolo Earthquake Fault Lines

Thresholds of Significance

The proposed program would result in significant impacts in relation to geology and soils if it results in a direct or indirect substantial adverse effect, including the risk of loss, injury, or death involving rupture of a known earthquake fault.

Impact Analysis

Element 1 – Green Zone Districts

The Green Zone Districts element of the proposed program would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts related to the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 10 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault.

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 proposed program site, the Green Zone Districts element does not include the development of residential or habitable buildings or structures, but rather includes new development standards and/or more stringent entitlement process for development. 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. The proposed program would 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. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts related to the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; and placement of balconies; and air filtration devices (see Table 1.IV-1). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, and lighting, as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in impacts to geology and soils in relation to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. 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, would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault.

Implementation of the New Sensitive Uses Element of the proposed program would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. Implementation of the New Sensitive Uses Element would 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. As discussed the New Sensitive Uses Element would require measures where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial uses. 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 proposed program site. The New Sensitive Uses element would include measures for development would not exacerbate existing geologic conditions. Thus, impacts related to impacts to geology and soils in relation directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault would be less than significant. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions.

As discussed previously, implementation of the proposed program would adhere to 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. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from Hillside Management Areas (HMA), Significant Ecological Areas (SEA), and Very High Fire Hazard Severity Zones (VHFHSZ). Additionally, in-vessel organic waste facilities are prohibited in Agricultural Resource Areas (ARA).~~ Therefore, impacts to Recycling and Waste Management Revisions would be less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. No further analysis is warranted.

Implementation of the Recycling and Waste Management Revisions element of the proposed program would not be expected to result in impacts to geology and soils related to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. 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 proposed program site, the element does not include the development of residential or habitable buildings or structures, but rather includes new development standards and/or more stringent entitlement process for development. Further, through the California Building Code, 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. As discussed previously, implementation of the proposed program would adhere to 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.

Therefore, impacts to geology and soils related to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault would be less than significant. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket

Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

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 proposed program site, this element does not include the development of residential or habitable buildings or structures, but rather includes new development standards and/or more stringent entitlement process for development. Further, through the California Building Code, 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. As discussed previously, implementation of the proposed program would adhere to 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. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

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 proposed program site, this element does not include the development of residential or habitable buildings or structures, but rather includes new development standards and/or more stringent entitlement process for development. Further, through the California Building Code, 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, thus, reducing potential impacts related to rupture of a known earthquake fault to less than significant levels. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. No further analysis is warranted.

ii) Strong seismic ground shaking?

Existing Conditions

The primary effects of an earthquake are fault rupture and ground shaking. Earthquake shaking can generate secondary effects as these ground motions permanently deform and dislocate some near-surface earth materials. Ground failure

can include affects ranging from simple ground cracking to complex lateral spreading landslides. Failures may be associated with saturated deposits (liquefaction) or unsaturated deposits (densification).

The proposed program area, and Los Angeles County in general, contains numerous active earthquake faults, with active or potentially active faults mapped within the proposed program boundaries listed in Table 2.7-1, and shown in Figure 2.7-1. Of the faults listed, the southern section of the San Andreas Fault is estimated to be capable of generating the largest earthquake, potentially in excess of Mw 7.1.⁵

Thresholds of Significance

The proposed program would result in significant impacts in relation to geology and soils if it results in a direct or indirect substantial adverse effect, including the risk of loss, injury, or death involving strong seismic ground shaking.

Impact Analysis

Element 1 – Green Zone Districts

The Green Zone Districts element would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 45~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to ~~7 40~~ years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

As discussed, the proposed program area, and Los Angeles County in general, contains numerous active earthquake faults, with active or potentially active faults mapped within the proposed program boundaries listed in Table 2.7-1 and shown in Figure 2.7-1. Of the faults listed, the southern section of the San Andreas Fault is estimated to be capable of generating the largest earthquake, potentially in excess of Mw 7.1. However, implementation of the Green Zone Districts element of the proposed program would not result in impacts over those currently existing within the proposed program area. Although strong seismic shaking is a risk throughout Southern California region, the proposed 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

⁵ County of Los Angeles. June 2014. Los Angeles County General Plan Update Draft EIR. http://planning.lacounty.gov/assets/upl/project/gp_2035_deir.pdf

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 element of the proposed program would be required to adhere to the provisions of the CBC, as required by the County Code during the plan check and development review process.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts in relation to the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. No further analysis is warranted.

Element 2 - New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; and placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, and lighting, as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions.

Although strong seismic shaking is a risk throughout Southern California region, the proposed 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 New Sensitive Uses element of the proposed program would 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.

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, would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts 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 further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.

Although strong seismic shaking is a risk throughout Southern California region, the proposed 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 Recycling and Waste Management Revisions element of the proposed program would 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. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant 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 further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket

Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

Although strong seismic shaking is a risk throughout Southern California region, the proposed 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 Supermarket Accessory Recycling Collection Centers element of the proposed program would 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. Therefore, the Supermarket Accessory Recycling Collection Centers element would result in less than significant impacts 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 further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

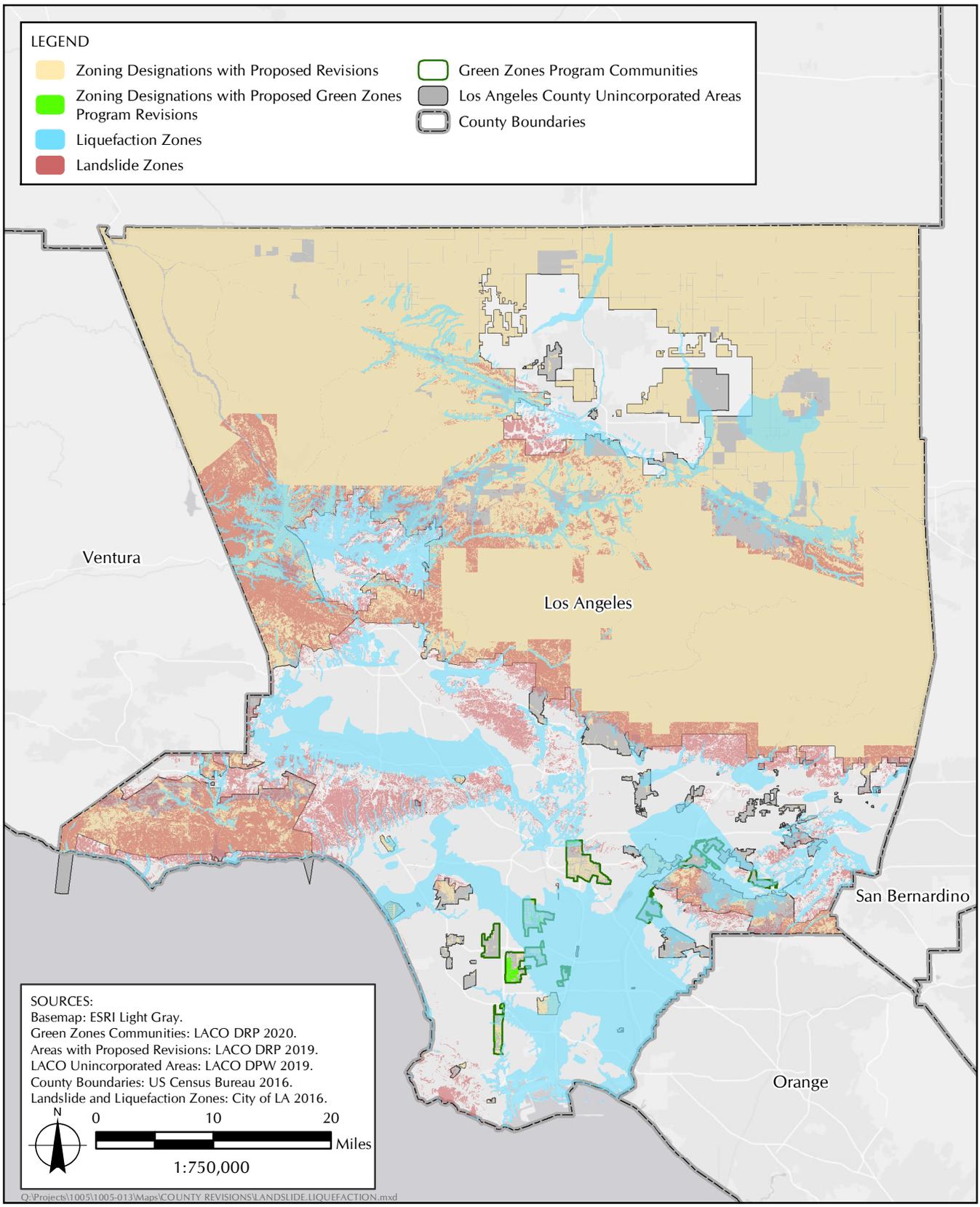
The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

Although strong seismic shaking is a risk throughout Southern California region, the proposed 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 Storage Enclosures for Recycling and Solid Waste Revisions element of the proposed program would 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. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions element would result in less than significant impacts 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 further analysis is warranted.

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

Existing Conditions

The three key factors that indicate whether an area is potentially susceptible to liquefaction are severe ground shaking, shallow groundwater, and cohesionless sands. In addition to having ground-shaking parameters, quantitative estimates of liquefaction potential require specific data from geotechnical borings and groundwater level information. Although there is some potential for deep liquefaction deeper than approximately 50 feet below ground surface (bgs), liquefaction potential is substantially higher where water has historically been found less than 30 to 50 feet bgs. There is a potential for liquefaction to occur in the various areas within the proposed program area as presented in Figure 2.7-2, *Landslide and Liquefaction Zones*, based on the CGS Seismic Hazard Maps.



LEGEND

 Zoning Designations with Proposed Revisions	 Green Zones Program Communities
 Zoning Designations with Proposed Green Zones Program Revisions	 Los Angeles County Unincorporated Areas
 Liquefaction Zones	 County Boundaries
 Landslide Zones	

SOURCES:
 Basemap: ESRI Light Gray.
 Green Zones Communities: LACO DRP 2020.
 Areas with Proposed Revisions: LACO DRP 2019.
 LACO Unincorporated Areas: LACO DPW 2019.
 County Boundaries: US Census Bureau 2016.
 Landslide and Liquefaction Zones: City of LA 2016.

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FIGURE 2.7-2
Landslide and Liquefaction Zones

Thresholds of Significance

The proposed program would result in significant impacts in relation to geology and soils if it results in a direct or indirect substantial adverse effect, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.

Impact Analysis

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts 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. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2. The Program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions. While areas of the proposed program site are situated within CGS-designated Liquefaction Zones, implementation of the proposed program would not exacerbate underlying geologic and seismic conditions at the proposed program site resulting in seismic related ground-failure or liquefaction. The proposed program would 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 proposed program, would ensure that the impacts associated with implementation of the proposed program in relation to liquefaction, would be minimized to less than significant levels.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts 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 further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts 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. Currently the zoning and land use designations that permit sensitive uses do not have

requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; and placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions.

While areas of the proposed program site are situated within CGS-designated Liquefaction Zones, implementation of the proposed program would not exacerbate underlying geologic and seismic conditions at the proposed program site resulting in seismic related ground-failure or liquefaction. The proposed program would 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 proposed program, would ensure that the impacts associated with implementation of the proposed program in relation to liquefaction, would be minimized to less than significant levels. 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, would result in impacts 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. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts 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 further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts 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.

While areas of the proposed program site are situated within CGS-designated Liquefaction Zones, implementation of the proposed program would not exacerbate underlying geologic and seismic conditions at the proposed program site resulting in seismic related ground-failure or liquefaction. The proposed program would 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 proposed program, would ensure that the impacts associated with implementation of the proposed program in relation to liquefaction, would be minimized to less than significant levels.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height

restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ Therefore, impacts to Recycling and Waste Management Revisions would be less than significant 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 further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts 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. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

While areas of the proposed program site are situated within CGS-designated Liquefaction Zones, implementation of the proposed program would not exacerbate underlying geologic and seismic conditions at the proposed program site resulting in seismic related ground-failure or liquefaction. The proposed program would 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 proposed program, would ensure that the impacts associated with implementation of the proposed program in relation to liquefaction, would be minimized to less than significant levels. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts 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 further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts 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. Any new development or expansion of existing development

would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. While areas of the proposed program site are situated within CGS-designated Liquefaction Zones, implementation of the proposed program would not exacerbate underlying geologic and seismic conditions at the proposed program site resulting in seismic related ground-failure or liquefaction. The proposed program would 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 proposed program, would ensure that the impacts associated with implementation of the proposed program in relation to liquefaction, would be minimized to less than significant levels. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts 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 further analysis is warranted.

iv) Landslides?

Existing Conditions

The County's Hillside Management Area Ordinance and the Hillside Design Guidelines regulates, through the permitting process, development on hillsides that have natural slope gradients of 25 percent or steeper with potential hazards.

The topography of the proposed program ranges from flat slightly dissected desert plains to rolling hills to rugged mountains and canyons. The topography is defined by two geomorphic provinces: the Transverse Ranges and the Mojave Desert. The Transverse Ranges are an anomalous east-west-trending group of mountain ranges (most California mountain ranges trend approximately northwest to southeast) that divide the Los Angeles Basin from the Mojave Desert. The anomalous east-west orientation of the Transverse Ranges is due to rotation along the San Andreas Fault System during the Miocene.⁶ The Mojave Desert Geomorphic Province is located north of the Transverse Ranges Geomorphic Province and is bounded on the east by the Colorado River and Nevada-California border, on the north by the Garlock Fault, and the Los Angeles Basin on the south.

In the case of slope instability, static slope instability can arise for many reasons (e.g., adverse geologic bedding, overly steep slopes, saturation of weak materials) in hillside areas. Earthquake shaking can destabilize earth materials, which under static conditions may be stable or marginally stable. The CDMG maps such areas for planning purposes, primarily considering slope angle, seismic intensity, and material type. The landslide areas that traverse the proposed program site are presented in Figure 2.7-2.

Thresholds of Significance

The proposed program would result in significant impacts in relation to geology and soils if it results in a direct or indirect substantial adverse effect, including the risk of loss, injury, or death involving landslides.

Impact Analysis

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the

⁶ Harden, Deborah R. 2004. California Geology. 2nd Edition. New Jersey: Pearson Education, Inc.

risk of loss, injury, or death involving landslides. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions.

While areas of the Green Zone Districts element 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. According to the CDMG, areas within the proposed program are situated within a Seismic Hazard Zone. However, while these areas of the are situated within CGS-designated Landslide Zones, implementation of the proposed program would not exacerbate underlying geologic and seismic conditions at the proposed program site. The proposed program would 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 proposed program, would ensure that the impacts associated with implementation the Green Zone Districts element of the proposed program in relation to landslides, would be minimized to less than significant levels. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. While areas of the New Sensitive Uses element 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. According to the CDMG, areas within the proposed program are situated within a Seismic Hazard Zone. However, while these areas of the are situated within CGS-designated Landslide Zones, implementation of the proposed program would not exacerbate underlying geologic and seismic conditions at the proposed program site. The proposed program would 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 proposed program, would ensure that the impacts associated with implementation the New Sensitive Uses element of the proposed program in relation to landslides, would be minimized to less than significant levels.

Currently, the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the

zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining~~ existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

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, would result in impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. While areas of the Recycling and Waste Management Revisions element 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. According to the CDMG, areas within the proposed program are situated within a Seismic Hazard Zone. However, while these areas of the are situated within CGS-designated Landslide Zones, implementation of the proposed program would not exacerbate underlying geologic and seismic conditions at the proposed program site. The proposed program would 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.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ Therefore, impacts to Recycling and Waste Management Revisions would be less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

While areas of the Supermarket Accessory Recycling Collection Centers element 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. According to the CDMG, areas within the proposed program are situated within a Seismic Hazard Zone. However, while these areas of the are situated within CGS-designated Landslide Zones, implementation of the proposed program would not exacerbate underlying geologic and seismic conditions at the proposed program site. The proposed program would 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. Therefore, the Supermarket Accessory Recycling Collection Centers element would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No further analysis is warranted. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

While areas of the Storage Enclosures for Recycling and Solid Waste Revisions element 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. According to the CDMG, areas within the proposed program are situated within a Seismic Hazard Zone. However, while these areas of the are situated within CGS-designated Landslide Zones, implementation of the proposed program would not exacerbate underlying geologic and seismic conditions at the proposed program site. The proposed program would 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. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No further analysis is warranted.

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

Existing Conditions

Erosion of earth materials is the process of wearing away and transport due to concentrated water, wind, or gravitational forces. Harder, denser, and more cemented bedrock formations (usually older) will erode much less than softer, uncemented alluvium under the same forces. Erosion by water and gravity is usually more severe on steep terrain/slopes than on relatively flat ground, and in seismically active (uplifting) areas. The shale, siltstone, and claystone bedrock formations will generally have low erosion potential due to their higher density and some cementation. Sandstones and conglomerates with a sandy matrix will generally have low to moderate erosion potential due to the presence of some cementation. Holocene alluvium and colluvium/soil are softer and less dense than the other deposits and, therefore, will have a moderate to high erosion potential where exposed. New cut slopes or newly graded fill slopes will have relatively high to low erosion potential for Holocene alluvium, artificial fill, and bedrock, respectively.

Thresholds of Significance

The proposed program would result in significant impacts in relation to geology and soils if it results in substantial soil erosion or loss of topsoil

Impact Analysis

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions.

The proposed program is not expected to result in impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. As discussed, erosion of earth materials is the process of wearing away and transport due to concentrated water, wind, or gravitational forces. Harder, denser, and more cemented bedrock formations (usually older) will erode much less than softer, uncemented alluvium under the same forces. Erosion by water and gravity is usually more severe on steep terrain/slopes than on relatively flat ground, and in seismically active (uplifting) areas. The shale, siltstone, and claystone bedrock formations will generally have low erosion potential due to their higher density and some cementation. Sandstones and conglomerates with a sandy matrix will generally have low to moderate erosion

potential due to the presence of some cementation. Holocene alluvium and colluvium/soil are softer and less dense than the other deposits and, therefore, will have a moderate to high erosion potential where exposed. New cut slopes or newly graded fill slopes will have relatively high to low erosion potential for Holocene alluvium, artificial fill, and bedrock, respectively. Implementation of the Green Zone Districts element would be developed in accordance with the California Building Code and the Safety Element of the Los Angeles County General Plan and consistent with the County's zoning standards and requirements. Furthermore, construction activities on any project sites larger than 1 acre would be subject to National Pollutant Discharge Elimination System (NPDES) requirements and the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) would be required as well as deployment of approved erosion control best management practices (BMP).

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. Implementation of the New Sensitive Uses element would be developed in accordance with the California Building Code and the Safety Element of the Los Angeles County General Plan and consistent with the County's zoning standards and requirements. Furthermore, construction activities on any project sites larger than 1 acre would be subject to NPDES requirements and the preparation and implementation of a SWPPP would be required as well as deployment of approved erosion control BMPs. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. 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, would not result in impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. Implementation of the Recycling and Waste Management Revisions element would be developed in accordance with the California Building Code and the Safety Element of the Los Angeles County General Plan and consistent with the County's zoning standards and requirements. Furthermore, construction activities on any project sites larger than 1 acre

would be subject to NPDES requirements and the preparation and implementation of a SWPPP would be required as well as deployment of approved erosion control BMPs. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. Implementation of the Supermarket Accessory Recycling Collection Centers would be developed in accordance with the California Building Code and the Safety Element of the Los Angeles County General Plan and consistent with the County’s zoning standards and requirements. Furthermore, construction activities on any project sites larger than 1 acre would be subject to NPDES requirements and the preparation and implementation of a SWPPP would be required as well as deployment of approved erosion control BMPs. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. Any new development or expansion of existing

development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Implementation of the Storage Enclosures for Recycling and Solid Waste Revisions element would be developed in accordance with the California Building Code and the Safety Element of the Los Angeles County General Plan and consistent with the County's zoning standards and requirements. Furthermore, construction activities on any project sites larger than 1 acre would be subject to NPDES requirements and the preparation and implementation of a SWPPP would be required as well as deployment of approved erosion control BMPs. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to geology and soils in relation to substantial soil erosion and loss of topsoil. No further analysis is warranted.

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

Existing Conditions

Dry to partially saturated sediments that may not be susceptible to liquefaction may be susceptible to dynamic consolidation and local ground subsidence during strong earthquake shaking. This consolidation or densification occurs in loose, cohesionless sediments as the void spaces are diminished due to grain-to-grain compaction from the intense seismic shaking. Bedrock has a low potential for dynamic consolidation, engineered artificial fill has a moderate potential, and the younger alluvium has the highest potential. Variations in vertical subsidence may occur within a small area, such as an individual lot or beneath an individual structure. Settlements of 5 to 30 centimeters (2 to 12 inches) can occur during strong earthquake shaking, as was the case during in the 1994 Northridge event. The amount of dynamic consolidation and subsidence would not be consistent from location to location throughout the proposed program area.

Thresholds of Significance

The proposed program would result in significant impacts in relation to geology and soils if located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposed program, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Impact Analysis

Element 1 – Green Zone Districts

Green Zone Districts would 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. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific

industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to ~~7~~ 10 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in impacts 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. Implementation of the proposed program recycling and waste management revisions would not be expected to result in 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.

Implementation of the Green Zone Districts element would be developed in accordance with the California Building Code and the Safety Element of the Los Angeles 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 would ensure that the impacts associated with implementation of the proposed program, atop unstable geologic units and soil, would be minimized to less than significant levels. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would 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 further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions.

Implementation of the New Sensitive Uses element would be developed in accordance with the California Building Code and the Safety Element of the Los Angeles 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 would ensure that the impacts associated with

implementation of the proposed program, atop unstable geologic units and soil, would be minimized to less than significant levels.

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, would not result in 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. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would 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 further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would 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. Implementation of the Recycling and Waste Management Revisions element would be developed in accordance with the California Building Code and the Safety Element of the Los Angeles 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 would ensure that the impacts associated with implementation of the proposed program, atop unstable geologic units and soil, would be minimized to less than significant levels. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs.~~ Therefore, impacts to Recycling and Waste Management Revisions would be less than significant 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 further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would 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. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently

developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. Implementation of the Supermarket Accessory Recycling Collection Centers be developed in accordance with the California Building Code and the Safety Element of the Los Angeles 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 would ensure that the impacts associated with implementation of the proposed program, atop unstable geologic units and soil, would be minimized to less than significant levels. Therefore, the Supermarket Accessory Recycling Collection Centers would have 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 further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would 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. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Implementation of the Storage Enclosures for Recycling and Solid Waste Revisions element would be developed in accordance with the California Building Code and the Safety Element of the Los Angeles 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 would ensure that the impacts associated with implementation of the proposed program, atop unstable geologic units and soil, would be minimized to less than significant levels. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would 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 further analysis is warranted.

- d) 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?**

Existing Conditions

Expansive surficial materials are found within various parts of the proposed program area. The siltstone, claystone, shale, sandstone, and conglomerate units of the surficial sediments and formations have expansion potential that is variable. These units are generally moderately to highly expansive for shale, siltstone, and claystone beds and are non-expansive to slightly expansive for sandstone and conglomerate beds. Surficial deposits of young and older alluvium, playa clays, and colluvium/soil can be fine-grained due to the nature of the surrounding bedrock formations, and are therefore generally moderately to highly expansive, depending on the clay content. In areas where the surficial young

and older alluvial deposits have higher gravel content and less clay, they are more often than not non-expansive to slightly expansive.

Thresholds of Significance

The project would result in significant impacts in relation to geology and soils if the project is 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.

Impact Analysis

Element 1 – Green Zone Districts

Green Zone Districts would 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. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions.

Implementation of the Green Zone Districts element would not involve development of inhabitable or residential buildings or structures. As a result, the proposed elements would 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 Green Zone Districts element would be in accordance with the County's Code and developed in accordance with the California Building Code 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; and the Safety Element of the Los Angeles County General Plan and consistent with the County's zoning standards and requirements. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would 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 further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would 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. Currently the zoning and land use designations that permit

sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, ~~in close proximity to existing industrial uses~~ or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions.

Implementation of the New Sensitive Uses element would not involve development of inhabitable or residential buildings or structures. As a result, the proposed elements would 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 New Sensitive Uses element would be in accordance with the County's Code and developed in accordance with the California Building Code 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; and the Safety Element of the Los Angeles County General Plan and consistent with the County's zoning standards and requirements.

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, would not result in impacts in relation to being located on expansive soil creating substantial risks to life or property. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result would 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 further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would 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. Implementation of the Recycling and Waste Management Revisions element would not involve development of inhabitable or residential buildings or structures. As a result, the proposed elements would 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 Recycling and Waste Management Revisions element would be in accordance with the County's Code and developed in accordance with the California Building Code 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; and the Safety Element of the Los Angeles County General Plan and consistent with the County's zoning standards and requirements. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid

waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in relation to being located on expansive soil creating substantial risks to life or property. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would 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. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. Implementation of the Supermarket Accessory Recycling Collection Centers would not involve development of inhabitable or residential buildings or structures. As a result, the proposed elements would 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 Supermarket Accessory Recycling Collection Centers would be in accordance with the County’s Code and developed in accordance with the California Building Code 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; and the Safety Element of the Los Angeles County General Plan and consistent with the County’s zoning standards and requirements. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant in relation to being located on expansive soil creating substantial risks to life or property. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to being located on expansive soil creating substantial risks to life or property. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Implementation of Storage Enclosures for Recycling and Solid Waste Revisions element would not involve development of inhabitable or residential buildings or structures. As a result, the proposed elements would 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 Storage

Enclosures for Recycling and Solid Waste Revisions element would be in accordance with the County's Code and developed in accordance with the California Building Code 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; and the Safety Element of the Los Angeles County General Plan and consistent with the County's zoning standards and requirements. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to being located on expansive soil creating substantial risks to life or property. No further analysis is warranted.

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

Existing Conditions

The existing surficial conditions in portions of the proposed program area are those of cohesionless alluvial sands and gravels; however, the proposed program would not involve the construction or installation of septic tanks or alternative wastewater disposal systems.

Thresholds of Significance

The project would result in significant impacts in relation to geology and soils if the project proposes onsite wastewater treatment systems and is located on an area having soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater.

Impact Analysis

Element 1 – Green Zone Districts

Green Zone Districts would not result in impacts to geology and soils in relation to location 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. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would not result in impacts to geology and soils in relation to location having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that geology and soils in relation to septic tanks or alternative waste systems would be impacted. As a result, the proposed program would not be expected to result in impacts to geology and soils in relation to having soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. While the existing surficial conditions in parts

of the proposed program area are those of cohesionless alluvial sands and gravels; the proposed program would not involve the construction or installation of septic tanks or alternative wastewater disposal systems.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would not result in impacts to geology and soils in relation being located in an area having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would not result in impacts to geology and soils in relation to location having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water. the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. ~~The existing zoning designations currently include development standards applicable to the above listed sensitive uses.~~ However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that geology and soils in relation to septic tanks or alternative waste systems would be impacted. As a result, the proposed program would not be expected to result in impacts to geology and soils in relation to having soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. While the existing surficial conditions in parts of the proposed program area are those of cohesionless alluvial sands and gravels; the proposed program would not involve the construction or installation of septic tanks or alternative wastewater disposal systems. 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, would not result in impacts to geology and soils in relation to location having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would not result in impacts to geology and soils in relation to being located in ana area having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would not result in impacts to geology and soils in relation to location having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water. Any new development or expansion of existing development would be required to meet the current development standards of the zone in which it is permitted, and each development would be analyzed for project-level impacts in relation to on-site wastewater disposal systems. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for

permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. Therefore, no impacts would result from the implementation of the Recycling and Waste Management Revisions element in relation to being located in an area having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers would not result in impacts to geology and soils in relation to location 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. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. While the existing surficial conditions in parts of the proposed program area are those of cohesionless alluvial sands and gravels; the proposed program would not involve the construction or installation of septic tanks or alternative wastewater disposal systems. Therefore, no impacts would result from the implementation of the Supermarket Accessory Recycling Collection Centers in relation to being located in an area having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would not result in impacts to geology and soils in relation to location having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. While the existing surficial conditions in parts of the proposed program area are those of cohesionless alluvial sands and gravels; the proposed program would not involve the construction or installation of septic tanks or alternative wastewater disposal systems. Therefore, no impacts would result from the implementation of the Storage Enclosures for Recycling and Solid Waste Revisions element in relation to being located in an area having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water. No further analysis is warranted.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?

Existing Conditions

Upon review of the County General Plan and the proposed program, the parcels that would be subject to the Green Zone Districts and Storage Enclosures for Recycling and Solid Waste Revisions are located outside the HMA (Figure 2.1-2, *Slope*).⁷ The parcels that would be subject to the Recycling and Waste Management Revisions within the HMAs are located in the Whittier Hills and north of the City of Santa Clarita. Based on the *Hillside Management Areas and Ridgeline Management Map* in the County General Plan, no County designated significant ridgelines are located within the Green Zone Districts, but the Green Zone Districts are within HMAs of both 25–50 percent slope and 50 percent-plus slope (Figure 2.1-2).⁸ However, the proposed Green Zones District element of the proposed program would not result in impacts in relation to the quality of these hillsides, as the development standards for Green Zone Districts element within the HMAs would be required to comply with the HMA Ordinance and Hillside Design Guidelines, in particular landscaping barriers, enclosures, fencing, solid walls, signage, and lighting.

Thresholds of Significance

The project would result in significant impacts in relation to geology and soils if the project would conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104).

Impact Analysis

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses

⁷ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

⁸ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to ~~7~~ 40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in impacts related to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104).

As discussed, the parcels that would be subject to the Green Zone Districts and Storage Enclosures for Recycling and Solid Waste Revisions are located outside the HMA (Figure 2.1-2).⁹ The parcels that would be subject to the Recycling and Waste Management Revisions within the HMAs are located in the Whittier Hills and north of the City of Santa Clarita. Based on the *Hillside Management Areas and Ridgeline Management Map* in the County General Plan, no County designated significant ridgelines are located within the Green Zone Districts, but the Green Zone Districts are within HMAs of both 25–50 percent slope and 50 percent-plus slope (Figure 2.1-2).¹⁰ However, the proposed Green Zones District element of the proposed program would not result in impacts in relation to the quality of these hillsides, as the development standards for Green Zone Districts element within the HMAs would be required to comply with the HMA Ordinance and Hillside Design Guidelines, in particular landscaping barriers, enclosures, fencing, solid walls, signage, and lighting. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). The proposed New Sensitive Uses would have no impact on the quality of these hillsides, as the development standards for New Sensitive Uses within the HMAs would be required to comply with the HMA Ordinance and Hillside Design Guidelines, in particular landscaping barriers, enclosures, fencing, solid walls, signage, and lighting.¹¹ Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction

⁹ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

¹⁰ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

¹¹ 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

of these measures would not differ substantially from existing conditions, such that they would result in impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104).

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, would not result in impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). The proposed program would have no adverse effect on the scenic characteristics of the key ridgelines in areas such as Puente Hills, Castaic, the Santa Monica Mountains, and the Angeles National Forest, as the Recycling and Waste Management Revisions would comply with the HMA Ordinance and Hillside Design Guidelines that help preserve and enhance the physical integrity and value of hillsides and associated views. The goals of the HMA Ordinance coupled with the Hillside Design Guidelines identify the proposed development location in or near HMAs and use sensitive hillside design techniques for keeping with the preservation and enhancement of physical site integrity and value of hillsides that would apply to all allowable uses governed by the Recycling and Waste Management Revisions. The measures proposed by the Project 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.^{12, 13} Rather than resulting in blight, the Recycling and Waste Management Revisions would ensure that materials and equipment staged within such centers would not be visible from adjacent public rights-of-way, thus protecting scenic vistas within HMAs.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs.~~ Therefore, impacts to Recycling and Waste Management Revisions would be less than significant impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line,

¹² 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>.

¹³ County of Los Angeles Department of Regional Planning. Accessed 31 March 2020. Hillside Design Guidelines. Available at: <http://planning.lacounty.gov/hma>

self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures will be built.

The proposed program would have no adverse effect on the scenic characteristics of the key ridgelines in areas such as Puente Hills, Castaic, the Santa Monica Mountains, and the Angeles National Forest, as the Recycling and Waste Management Revisions would comply with the HMA Ordinance and Hillside Design Guidelines that help preserve and enhance the physical integrity and value of hillsides and associated views. The goals of the HMA Ordinance coupled with the Hillside Design Guidelines identify the proposed development location in or near HMAs and use sensitive hillside design techniques for keeping with the preservation and enhancement of physical site integrity and value of hillsides that would apply to all allowable uses governed by the Recycling and Waste Management Revisions. The measures proposed by the Project 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.^{14, 15} Rather than resulting in blight, the Recycling and Waste Management Revisions would ensure that materials and equipment staged within such centers would not be visible from adjacent public rights-of-way, thus protecting scenic vistas within HMAs. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These existing uses are subject to the current development standards within of the zones that they reside in. The revisions would add additional requirement such as enclosure wall height with roof, paving, cleaning and maintenance, distance requirements from adjoining doorways or windows, and clearances and circulation standards. The existing uses are subject to the current development standards as required per zone and the

¹⁴ 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>.

¹⁵ County of Los Angeles Department of Regional Planning. Accessed 31 March 2020. Hillside Design Guidelines. Available at: <http://planning.lacounty.gov/hma>

new requirements would only apply to new development as well as expansion of existing development in addition to the current standards.

Any new development would be subject to development requirement of HMAs. These revisions contain HMAs of both 25–50 percent slope and 50 percent-plus slope, as well as significant ridgelines in areas such as Castaic.¹⁶ However, the proposed program would have no impact on the quality of these hillsides as a scenic resource, as the Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines that help preserve and enhance the physical integrity of scenic values. In regard to scenic vistas along scenic highway corridors, the proposed Storage Enclosures for Recycling and Solid Waste Revisions are directly adjacent to two of the four state scenic highway corridors identified in the County General Plan 2035; Angeles Crest Highway and Malibu Canyon-Las Virgenes Highway.¹⁷ Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to conflicting with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104). No further analysis is warranted.

¹⁶ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

¹⁷ 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

2.8. GREENHOUSE GAS EMISSIONS

This analysis is undertaken to determine if the proposed program may have a significant impact to greenhouse gas (GHG) emissions, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to the Air Quality Element of the County General Plan 2035 (including the Community Climate Action Plan),^{2,3} and the SCAG 2016–2040 RTP/SCS.⁴

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?				

Existing Conditions

GHGs emitted from the combustion of fuels such as natural gas consists of carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), collectively reported as carbon dioxide equivalent (CO₂e). GHGs are also emitted from mobile sources such as on-road vehicles and construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas. Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) and used to operate process equipment, lighting, and utilities at a facility. The principal anthropogenic GHGs that enter the atmosphere are CO₂, CH₄, N₂O, chlorofluorocarbons (CFCs), hydrofluorocarbons (HCFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Among these GHGs, CO₂ emissions are considered to be the most abundant type of GHG emissions contributing to global climate change.

As described in the Final SCAG Regional Greenhouse Gas Emissions Inventory and Reference Case Projections 1990-2035,⁵ SCAG’s gross GHG emissions are rising at a slower rate than those of the nation. The growth in emissions from 1990 to 2008 was primarily associated with the transportation sector, the use of ozone-depleting substances substitutes, the fossil fuel industry and electricity generation. Existing sources of GHG emissions in the County of Los Angeles includes building energy, transportation, water conveyance and wastewater generation, waste generation, agricultural

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Air Quality Element (Chapter 8) of the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan>

³ County of Los Angeles Department of Regional Planning. Adopted August 2015. Unincorporated Los Angeles County Community Climate Action Plan 2020. http://planning.lacounty.gov/assets/upl/project/ccap_final-august2015.pdf

⁴ Southern California Association of Governments. April 2016. 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy. <http://scagrtpsc.net/Pages/FINAL2016RTPSCS.aspx>

⁵ Final Southern California Association of Governments (SCAG). Regional Greenhouse Gas Emissions Inventory and Reference Case Projections, 1990-2035. May 30, 2012. Accessible at: http://sustain.scag.ca.gov/Sustainability%20Portal%20Document%20Library/05-30-12_SCAG_Revised_IF%20Report_Final.pdf

activities, and stationary sources. Four sectors account for more than 90 percent of GHG emissions in the SCAG Region: Transportation, Electric Power, Commercial-Residential, and Industrial. Building energy is the first largest source of emissions and transportation emissions are the second largest source of emissions, accounting for 42 percent of total emissions in the unincorporated areas. Similar to the building energy sector, transportation is typically a considerable component of a community's total GHG emissions, ranging from 30 percent to 70 percent depending on other sources and local conditions. The third largest source is waste generation, with a contribution of 7 percent of the total 2010 inventory. The remaining sources are water conveyance and wastewater generation (2 percent), agriculture (0.4 percent), and stationary sources (0.02 percent). Key strategies in the AB 32 Scoping Plan⁶ regarding industry includes audits of the largest industrial sources to identify greenhouse gas reduction opportunities and the regulation of fugitive emissions. The proposed program would implement development regulation of industrial uses in proximity to sensitive uses as well as regulate a set of recycling and solid waste facilities to further reduce GHG emissions.

According to the Air Quality Element of the County General Plan, the County “adopted an Energy and Environmental Program (EEP) for the development and enhancement of energy conservation and environmental programs for County departments. These programs contribute to the County's efforts to reduce communitywide GHGs and GHGs from County operations.” The EEP consists of four programs intended to manage GHG emission in the unincorporated areas of the County:

- **Energy and Water Efficiency** which establishes a target reduction in energy through water and energy conservation practices, particularly the operation and maintenance of County Buildings and programs.
- **Green Building Construction and Operations** utilizes Green Building, Low-impact Development, and Drought Tolerant Ordinances to avoid and minimize direct consumptive uses of energy and indirect uses related to transport and delivery of water.
- **Environmental Stewardship** audits and provides measures to reduce direct and indirect sources of GHG Emissions related to County operations.
- **Public Outreach and Education** utilizes the County's communication tools to share information, particularly as it relates to utility subsidy and assistance programs and encourage energy conservation practices.

According to CalRecycle, as of 2018, the disposal of organic waste in landfills is a substantial contributor to greenhouse gas emissions:

“California disposed approximately 39 million tons of waste in landfills in 2018 (approximately one ton of waste per person⁷), of which approximately one third is compostable organic materials, including 18 percent food, 12 percent lumber, 9 percent landscape waste, and nearly 20 percent paper and cardboard.

Inedible food waste can be composted or used to generate renewable energy; landscape waste is ideal for composting; and lumber can be turned into mulch, used in a biofilter, or burned in a biomass plant for renewable energy. Paper can be composted, but greater climate benefits are achieved when it is recycled, allowing other trees to stay in the ground.

Anaerobic decomposition of organic materials in landfills produces methane (CH₄), a greenhouse gas with global warming potential approximately 85 times higher than carbon dioxide (CO₂) over a 20-year time period. Landfills emit the majority of man-made methane emissions in California, and are one of the top emitters in the United States. Reducing the amount of organic materials sent to landfills and increasing the production of compost and mulch are part of the AB 32 Scoping Plan.”⁸

⁶ California's Climate Plan. California Environmental Protections Agency; Air Resources Board.

⁷ United States Census Bureau (2019) California population = 39.51 million.

⁸ CalRecycle. January 7, 2020. Organic Materials Management and Climate Change. Available at: <https://www.calrecycle.ca.gov/climate/organics>.

Threshold of Significance

Even though the proposed program does not fit the typical “land-use” project, the project would result in regulation of industrial, commercial, and residential land uses; therefore, the use of the “Tier 3” quantitative thresholds for residential and commercial projects has been used as a reasonable metric. The SCAQMD proposes that if a project generates GHG emissions below 3,000 CO₂e annually, it could be concluded that the proposed program’s GHG contribution is not “cumulatively considerable” and is therefore less than significant under CEQA.

Impact Analysis

The proposed program would result in less than significant impacts, directly or indirectly, regarding generating GHG emissions that would have a significant impact on the environment. The potential for impacts to GHG emissions has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment which would 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 (see Table 1.IV-2).

Construction

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a Conditional Use Permit. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. These measures would be required where the Ordinance 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. In the case of updated standards for existing industrial uses, the new required measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The Green Zone Districts component of the proposed program would result in less than significant impacts. The component includes the construction of fencing and solid walls around the industrial sites which are directly adjacent to sensitive

receptors. Motorized equipment used during construction would comply with California Air Resources Board (CARB) regulations for diesel programs relating to mobile source, stationary engines, and portable equipment. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions. The Green Zone Districts component includes the use of updated technologies for the organic waste and solid waste facilities. Construction related to the proposed program's technological updates would be short-term and GHG emissions impacts would 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 SCAG RTP/SCS and the County's Community Climate Action Plan regional goals for target reductions in GHGs.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. The New Sensitive Uses component of the proposed program would result in less than significant impacts. The component includes the construction of fencing and solid walls around the industrial sites which are directly adjacent to sensitive receptors. Motorized equipment used during construction would comply with CARB regulations for diesel programs relating to mobile source, stationary engines, and portable equipment. The New Sensitive Uses component includes the use of updated technologies for the organic waste and solid waste facilities. Construction related to the proposed program's technological updates would be short-term and GHG emissions impacts would be addressed under federal, State and County regulations related to GHG emissions reductions such as those mentioned in the County's Community Climate Action Plan.

Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standard, 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, would not result in substantial changes to existing conditions. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. The proposed program's component requires a CUP which establishes conditions and development standards for operating the recycling and waste management facilities. The proposed program would require standards addressing minimum lot area, building height, screening, storage, signage, lighting, air filtration, vehicle circulation, storage of materials, access, paving, and maintenance. These development standards were created to mitigate impacts to the environment. The maintenance of the existing facilities would not include and building construction or demolition of existing facilities.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

- As part of the Green Zones ~~Districts~~ Program, the County is identifying the development of organic waste facilities and specifying the location where such facilities would be an allowable use. 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: SB 1383 (Lara, Chapter 395, Statutes of 2016) targets a 50 percent reduction of statewide organic waste disposal from the 2014 level by 2020, and a 75 percent reduction by 2025. Grants CalRecycle regulatory authority to achieve the organic waste disposal reduction targets and establishes an additional target that not less than 20 percent of currently disposed edible food is recovered for human consumption by 2025. Attaining this goal will require an expansion of California's organics infrastructure, creating infrastructure, jobs, and value-added products along the way.
- AB 1826 (Chesbro, Chapter 727, Statutes of 2014) requires businesses to recycle their organic waste, depending on the amount of waste they generate per week. Cities and counties across the state must implement an organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwellings that consist of five or more units.
- AB 1594 (Williams, Chapter 719, Statutes of 2014). Green materials are the perfect feedstock for composting but are sometimes used to cover garbage in landfills at the end of the day, a practice known as alternative daily cover (ADC). Green materials used for daily cover break down anaerobically in a landfill, the same as if they were disposed. AB 1595 eliminates incentives to use green materials as ADC by ensuring it counts as disposal.
- AB 341 (Chapter 476, Statutes of 2011) set a goal of a 75 percent reduction in the amount of waste going to landfills by the year 2020, to be achieved through source reduction, recycling, and composting.

Therefore, rather than causing direct or indirect impacts to regional GHG emissions, the Green Zones Program implements 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 CH₄, a GHG with global warming potential approximately 85 times higher than CO₂ over a 20-year time period. Therefore, impacts from Recycling and Waste Management Revisions would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These measures would ensure that the collection centers are located in allowable areas and containers are appropriately maintained as per CalRecycle requirements. No new structures will be built, and the proposed program component would not result in substantial changes to existing conditions. The maintenance and placement of the containers would help reduce the exposure of the collection facility to adjacent sensitive receptors. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The Storage Enclosures for Recycling and Solid Waste Revisions component includes the construction of enclosures, buffers, and walls necessary to meet the existing standards. Construction impacts would be short term, and the walls and maintenance of the facilities would not result in an increase of direct GHG emissions impacts to adjacent sensitive receptors. The enclosures would further contain potential emissions and protect sensitive receptors from exposure. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment.

Operation

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 45~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to ~~7 40~~ years of adoption of the Ordinance. The operation of the Green Zone Districts would have an overall reduction in the direct impact of GHG emissions to surrounding sensitive receptors produced by industrial sites. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions. 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 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 proposed program would contribute to and be in compliance with the building energy efficiency programs by implementing standards which includes buffers, maintenance, and air filtration devices which would not result in an increase of GHG emissions and would further protect sensitive uses from industrial use emissions.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. The operation of the New Sensitive Uses would have an overall reduction in the direct impact of GHG emissions to surrounding sensitive receptors produced by industrial sites due to the implementation of the program. The implementation of use of solid wall screening; expanded landscaping buffers between incompatible uses would reduce exposure to sensitive uses. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible

adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions. The construction would be minimal and short-term. The landscaping buffers would reduce exposure of the industrial uses to adjacent sensitive uses. The program would ensure compliance of the industrial facilities to and reduce direct impacts of GHG emissions. As a result of the overall proposed program, a net reduction of GHG emissions, offsetting construction GHG emissions produced over the course of the phasing of the proposed program, would be excepted with the additional waste diversion percentage provided with implementation of the proposed program. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. The Recycling and Waste Management Revisions element of the Green Zones Program consists of the inclusion of standards for Specific Uses (revisions to existing Chapter 22.140) and would modify one section of Chapter 22.140 and introduces six new sections to the chapter, in Division 7 (Standards for Specific Uses) of Title 22 in relation to primary recycling. The operation of the applied development standards would have less than significant impact on greenhouse gas emissions. The updates to the facilities should reduce the GHG emissions by complying with CALGreen building standards and other GHG reduction requirements.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards would include requirements that limit the location of the facilities and regulating the facilities. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. The improvements would reduce direct exposure to sensitive uses adjacent to the placement of the recycling facilities. The proper storage of materials and maintenance of facilities would ensure compliance with CALGreen building standards which would contribute to GHG reduction requirements. Compliance with building standards and the implementation of maintenance standards, fencing, walls, and air filtration would result impacts of GHG emissions on surrounding sensitive uses. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ As discussed, the State of California disposed of approximately 39 million tons of waste into landfills in 2018 (approximately one ton of waste per person), of which approximately one third is compostable organic materials. Further, as of 2012, disposal per resident has increased from 5.3 to 6 pounds with the recycling rate decreasing from 50 percent to the current 44 percent as of 2016 and far below the State's 2020 goal of 75 percent.

Based on the average per capita rate of waste production for the state (approximately one ton of waste per person disposed of in landfills), Los Angeles County's waste stream would result in approximately 10 million tons of waste disposed of in landfills within the County. As described, this would include approximately one third of compostable organic materials (or 3.33 million tons of organic waste) and resulting in the production of CH₄ during the anaerobic decomposition in landfills. As the Recycling and Waste Management Revisions would involve the implementation of measures requiring new standards new industrial uses, such as new recycling processing facilities and new organic waste facilities. These measures would allow for the development of organic waste facilities allowing for greater availability and access to composting facilities serving the County and facilitating diversion requirements for waste hauler, facilities, residents, and business to meet the State's goal of 75 percent waste diversion. Specifically, the County (including 88 cities and unincorporated communities), recorded an estimated diversion rate of 60 percent (2012) and diverted from landfills and transformation facilities.

In establishing requirements to progress towards meeting the statewide objective of 75 percent waste diversion, the proposed program would 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 would result in a reduction of 88,006.1 to 181,824.02 Metric tons of carbon dioxide equivalent (MTCO_{2e}) when compared to the 271,089.92 to 560,071.78 of MTCO_{2e} 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 proposed program, would be excepted with the additional waste diversion percentage provided with implementation of the proposed program. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code" (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. The proposed program component would not result in substantial changes to existing conditions since construction consists of fencing and walls. The maintenance of materials for storage and the recycling facilities would reduce direct impacts to adjacent sensitive uses. Operation of the supermarket recycling center revisions would reduce waste at supermarket recycling centers by implementing on-site collection of recyclable materials. There would be less than significant impact on GHG emissions. As a result of the overall proposed program, a net reduction of GHG emissions, offsetting construction GHG emissions produced over the course of the phasing of the proposed program, would be excepted with the additional waste diversion percentage provided with implementation of the proposed program.

Both construction and operation GHG emissions are well below the suggested GHG reporting thresholds. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The implementation of the increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation would have less than significant impact on GHG emissions and would better contain the recycling and solid waste. The improvements and maintenance of existing facilities would reduce exposure of the facilities to adjacent sensitive uses. The proposed program would implement more energy efficient technologies for the organic and solid waste facilities during operation. The energy efficient technologies would be in compliance with existing regulations and would reduce direct GHG impacts from existing organic and solid waste equipment at facilities. As a result of the overall proposed program, a net reduction of GHGs, offsetting construction GHG emissions produced over the course of the phasing of the proposed program, would be expected with the additional waste diversion percentage provided with implementation of the proposed program. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts regarding generating GHG emissions, either directly or indirectly, that would have a significant impact on the environment. No further analysis is warranted.

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

Existing Conditions

The primary applicable plans are the SCAG 2016 RTP/SCS and the County’s Community Climate Action Plan (CCAP) adopted with the General Plan in 2015. CARB has prepared a Climate Change Scoping Plan⁹ that lays out the GHG emission reduction goals for the state. This 2017 plan calls for an ambitious but achievable reduction in California’s carbon footprint. Reducing GHGs to 1990 levels means cutting approximately 30 percent from “business-as-usual” emission levels projected for 2020, or about 15 percent from current (2019) levels. The proposed program would help achieve these GHG reduction goals by improving existing facilities with building retrofits and technologies that improve energy efficiency. In addition, the analysis considers the four key pieces of statewide legislation identified by CalRecycle in relation to reducing the net generation of methane from landfills, by diverting organic waste from landfills for repurposing, including organic waste recycling.

The final 2016-2040 RTP/SCS complies with the emission reduction targets established by the California ARB and meets the requirements of SB 375 as codified in Government Code §65080(b) et seq. by achieving per capita GHG emission reductions relative to 2005 of 8 percent by 2020 and 18 percent by 2035.. Being in the SCAG region, the proposed program is required to reduce GHG emissions from automobiles and light trucks to achieve the GHG reduction targets.

The CCAP outlines County actions designed to reduce GHG emissions. The CCAP states that climate change could affect public health and community well-being and lists the potential public health impacts. The CCAP was adopted by the County in 2015 to reduce GHG emissions and contribute to an overall state, national, and global effort to avoid the worst effects of climate change.

⁹ California Air Resources Board. Accessed November 27, 2019. California’s 2017 Climate Change Scoping Plan. https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf

Pursuant to the CEQA Guidelines Section 15183.5, projects which are consistent with the General Plan may rely on the General Plan EIR and the CCAP to address project-specific GHG emissions. The CCAP¹⁰ is composed of State and local actions to reduce GHG emissions within the unincorporated areas. The State actions considered in the CCAP include the Renewables Portfolio Standard, Title 24 Standards for Commercial and Residential Buildings (Energy Efficiency and CALGreen), Pavley/Advanced Clean Cars (Vehicle Efficiency), and the Low Carbon Fuel Standard. These State actions generally do not require action from the County but will result in local GHG reductions in the unincorporated areas. The proposed program is consistent with three of five local action strategy areas included in the CCAP: green building and energy, land use and transportation, and waste reduction, reuse, and recycling.

Statewide legislations passed between 2011 and 2016 target reductions in GHGs through diversion of organic waste from landfills and repurposing:

- SB 1383 (Lara, Chapter 395, Statutes of 2016) targets a 50 percent reduction of statewide organic waste disposal from the 2014 level by 2020, and a 75 percent reduction by 2025. Grants CalRecycle regulatory authority to achieve the organic waste disposal reduction targets and establishes an additional target that not less than 20 percent of currently disposed edible food is recovered for human consumption by 2025. Attaining this goal will require an expansion of California's organics infrastructure, creating infrastructure, jobs and value-added products along the way.
- AB 1826 (Chesbro, Chapter 727, Statutes of 2014) requires businesses to recycle their organic waste, depending on the amount of waste they generate per week. Cities and counties across the state must implement an organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwellings that consist of five or more units.
- AB 1594 (Williams, Chapter 719, Statutes of 2014). Green materials are the perfect feedstock for composting but are sometimes used to cover garbage in landfills at the end of the day, a practice known as alternative daily cover (ADC). Green materials used for daily cover break down anaerobically in a landfill, the same as if they were disposed. AB 1595 eliminates incentives to use green materials as ADC by ensuring it counts as disposal.
- AB 341 (Chapter 476, Statutes of 2011) set a goal of a 75 percent reduction in the amount of waste going to landfills by the year 2020, to be achieved through source reduction, recycling, and composting.

Threshold of Significance

There would be a significant impact in relation to applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs if the project conflicts with the overall strategies for regional reductions in GHG.

Impact Analysis

The proposed program would result in no impacts to GHG emissions and will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The potential for impacts to GHG emissions has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Elements*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment would not result in an increase in greenhouse gas emissions. The proposed revisions include the allowed use of alternative fencing materials, required solid wall screening where certain facilities are not enclosed, expanded landscaping

¹⁰ County of Los Angeles Department of Regional Planning. Final Unincorporated Los Angeles County Community Climate Action Plan 2020. August 2015. http://planning.lacounty.gov/assets/upl/project/ccap_final-august2015.pdf

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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to GHG emissions and would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a Conditional Use Permit. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. Air filtrations and other updated technologies would be implemented to reduce pollution and GHG emissions. Air filtrations and landscaping buffers would reduce exposure of adjacent sensitive uses to emissions from industrial facilities. The maintenance to existing facilities and improvements would result in reduced air pollutants. The proposed program component would be consistent with the Climate Change Scoping Plan by addressing harmful air pollutants and protect the communities emitted from industrial facilities. 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 would ensure compliance with the Climate Change Scoping Plan's goals. The proposed program would also be consistent with the CCAP by focusing on public health and community well-being through the requirement of development standards for industrial facilities. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions. The Green Zone Districts is consistent with Statewide Legislation for the reduction of GHG emissions associated through diversion of organic waste from landfills:

- SB 1383: The Green Zone Districts support reduction of statewide organic waste disposal by specifying locations where organic waste recycling facilities are an allowable use.
- AB 1826: The Green Zone Districts are consistent with the requirement for the County to implement waste recycling programs, by facilitating the development of the required infrastructure as an allowable use.
- AB 1594: The Green Zone Districts, through identifying specific organic waste facilities as allowable uses, are consistent with the desired outcome of this legislation to decrease the use of organic waste as cover in landfills.
- AB 341: The Green Zone Districts support the statewide goal of 75 percent reduction in waste going to landfills by identifying organic waste recycling as an allowable use that supports reduction of organic waste in landfills to recycling and composting.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to GHG emissions and will not conflict with any applicable plan, policy, or regulation

adopted for the purpose of reducing the emissions of GHGs. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to GHG emissions in relation to conflicting with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to GHG emissions and will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Operation of the proposed program would reduce GHG emissions and the impact of pollution to surrounding sensitive receptors. The proposed program component would be consistent with the Climate Change Scoping Plan by addressing harmful air pollutants and protect the communities emitted from industrial facilities. 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 would ensure compliance with the Climate Change Scoping Plan's goals. The proposed program would also be consistent with the CCAP by focusing on public health and community well-being through the requirement of development standards for industrial facilities. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would implement landscape barriers, enclosures, lighting, and air filtration. These improvements to the existing facilities would filter and provide physical barriers between industrial uses and adjacent sensitive uses. 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, would not result in substantial changes to existing conditions. The proposed program would not result in the construction of structures or buildings and would not result in increased emissions or long-term construction emissions. The implementation of landscape, hardscape, and mechanical measures to protect sensitive uses would have no impact on Statewide legislation for the reduction of GHG emissions associated through diversion of organic waste from landfills as it would exacerbate or increase the diversion of organic waste to landfills. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts to GHG emissions and will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to GHG emissions and will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The proposed program would result in decreased GHG emissions and would be consistent with the SCAG 2016-2040 RTP/SCS and the Climate Change Scoping Plan. The proposed program would 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 to the Recycling and Waste Management facilities and would increase effectiveness by improving existing facilities. Implementation of the proposed program would not result in increased GHG emissions and would be consistent with all plans, policies, and regulations. The proposed program component does not include the construction of any facilities or structures and consists of improvements to existing facilities. The improvements include physical barriers, better maintenance of stored materials, height restrictions and standards which would result in contained materials and enclosures. The proposed program 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 air pollutants from the facilities.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ The proposed program would help achieve GHG reduction goals by prohibiting facilities in high risk areas and requiring improvements to existing facilities. The proposed program would result in no impacts to GHG emissions in relation to conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Therefore, impacts of the Recycling and Waste Management Revisions would result in no impacts to GHG emissions and would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to GHG emissions and will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. The proposed program would result in decreased

GHG emissions and would be consistent with the SCAG 2016-2040 RTP/SCS and the Climate Change Scoping Plan. The proposed program would have no impact to GHG emissions and would include improvements to existing facilities. The proposed program would meet the requirements of AB 32 by improving environmental quality and safety and health to communities adjacent to Supermarket Recycling Centers. The proposed program is consistent with the Climate Change Scoping Plan and the 2016-2040 RTP/SCS by promoting environmental protection and public health. The compliance with requirements would ensure enclosure of materials, location of recycling collection facilities in approved areas, and the requirement of fencing and storage would contribute to the SCAG 2016-2040 RTP/SCS and the Climate Change Scoping Plan by maintaining and improving existing facilities. The implementation of landscape, hardscape, and mechanical measures to protect sensitive uses would have no impact on Statewide legislation with Statewide Legislation for the reduction of GHG emissions associated through diversion of organic waste from landfills as it would exacerbate or increase the diversion of organic waste to landfills. The proposed program component would not result in new structures, construction of the walls and fencing would be short-term, and the proposed program component would not result in any substantial changes to existing conditions.

Therefore, the Supermarket Accessory Recycling Collection Centers would have no impacts to GHG emissions and will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to GHG emissions and will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The requirements would provide requirements for wall height and maintenance to promote efficient storage of materials. The proposed program would be consistent with the Climate Change Scoping Plan and the 2016-2040 RTP/SCS by promoting environmental protection and public health by reducing exposure of the stored materials from adjacent sensitive uses. The receptacles and storage of recycling and solid waste would contribute to and would be in compliance with the Climate Change Scoping Plan and the 2016-2040 RTP/SCS goals. The implementation of landscape, hardscape, and mechanical measures to protect sensitive uses would have no impact on Statewide legislation with Statewide Legislation for the reduction of GHG emissions associated through diversion of organic waste from landfills as it would exacerbate or increase the diversion of organic waste to landfills. The proposed program component would not increase GHG emissions and would improve containment methods of recycling and solid waste material. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to GHG emissions and will not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. No further analysis is warranted.

2.9. HAZARDS AND HAZARDOUS MATERIALS

This analysis is undertaken to determine if the proposed program may have a significant impact to hazards and hazardous materials, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated in light of the Safety Element of the Los Angeles County (County) General Plan 2035;² and review of available public records, expert opinion, supported facts, literature, and relevant environmental regulatory databases.³

Hazardous wastes are by-products of society that can pose a substantial or potential hazard to human health or the environment when improperly managed. Hazardous wastes possess at least one of four characteristics (ignitability, corrosivity, reactivity, or toxicity), or appears on special U.S. Environmental Protection Agency (EPA) lists.⁴

Definitions

Acutely Hazardous: Waste that contains such dangerous chemicals that it could pose a threat to human health and the environment even when properly managed.⁵

Hazard: An event or physical condition that has the potential to cause fatalities, injuries, property damage, infrastructure damage, agricultural loss, damage to the environment, interruption of business, or other types of harm or loss.⁶

Hazardous: Capable of posing an unreasonable risk to health, safety, or the environment; capable of causing harm.⁷

Hazardous Waste: Hazardous wastes are by-products of society that can pose a substantial or potential risk or hazard to human health or the environment when improperly managed. Hazardous wastes possess at least one of four characteristics: ignitability, corrosivity, reactivity, or toxicity. In addition, this analysis considers those materials classified as hazardous material on lists maintained by the EPA.⁸

Risk: The estimated impact that a hazard would have on people, services, facilities, and structures in a community; the likelihood of a hazard event resulting in an adverse condition that causes injury or damage.

The analysis of impacts related to hazards and hazardous materials was undertaken with the recognition that the construction and operation of improvements required pursuant to the proposed program would be required to comply with applicable federal, State, and local statutes and regulations. Applicable regulations require strict adherence to specific guidelines regarding the use, transportation, and disposal of hazardous materials. Regulations that would be required of those transporting, using or disposing of hazardous materials include Resource Conservation and Recovery Act (RCRA), which provides the ‘cradle to grave’ regulation of hazardous wastes; Comprehensive Environmental Response Compensation and Liability Act (CERCLA), which regulates closed and abandoned hazardous waste sites;

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

³ California Environmental Protection Agency. Department of Toxic Substances Control. Envirostor Database. <http://www.envirostor.dtsc.ca.gov/public/>

⁴ Title 40, Code of Federal Regulations (CFR), Chapter 1, Part 261.

⁵ U.S. Environmental Protection Agency. September 2005. Introductoin to Hazardous Waste Identification. <https://www.epa.gov/sites/production/files/2015-09/documents/hwid05.pdf>

⁶ Wayne Blanchard, Ph.D., CEM. 22 January 2008. Guide to Emergency Management and Related Terms, Definitions, Concepts, Acronyms, Organizations, Programs, Guidance and Legislation: A Tutorial on Emergency Management, Broadly Defined, Past, Present, and Future.

⁷ Blanchard, Wayne, Ph.D., CEM. 22 January 2008. Guide to Emergency Management and Related Terms, Definitions, Concepts, Acronyms, Organizations, Programs, Guidance and Legislation: A Tutorial on Emergency Management, Broadly Defined, Past, Present, and Future.

⁸ Title 40, Code of Federal Regulations (CFR), Chapter 1, Part 261.

the Hazardous Materials Transportation Act, which governs hazardous materials transportation on U.S. roadways; International Finance Corporation (IFC), which creates procedures and mechanisms to ensure the safe handling and storage of hazardous materials; California Health and Safety Code and California Code of Regulations (CCR), Title 22, which regulates the generation, transportation, treatment, storage and disposal of hazardous waste; CCR Title 27, which regulates the treatment, storage and disposal of solid wastes; and the County Consolidated Fire Code, which regulates hazardous materials and hazardous substance releases. For development within the State of California, Government Code Section 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Sections 25500 through 25520.

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) within an area with inadequate water and pressure to meet fire flow standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

Existing Conditions

The Green Zones Ordinance would affect supermarket recycling collection facilities, industrial uses, and solid waste facilities, which typically involve the use, storage, disposal, and transportation of hazardous materials, such as fuels, lubricants, solvents and degreasers, and paints. There are 18 existing hazardous waste facilities that service the area subject to the proposed program (Figure 2.9-1, *Los Angeles County Hazardous Waste Facilities*). However, these 18 identified sites are located outside of the unincorporated area of the County and located within the jurisdiction of cities adjacent to the program area. These 18 sites are required to comply with regulatory requirements related to the routine transport, use, or disposal of hazardous materials within their specific jurisdictions and would not be subject to the revision of the Green Zones Ordinance in relation to supermarket recycling collection facilities, and solid waste facilities.

Hazardous materials in various forms can cause death, serious injury, long-lasting health effects, and damage to buildings, homes, and other property. Many products containing hazardous chemicals are also used and stored in homes routinely. Varying quantities of hazardous materials are manufactured, used, or stored at facilities in the project area. Hazardous materials come in the form of explosives, corrosives, flammable and combustible substances, poisons, and radioactive materials (Figure 2.9-2, *Typical Contaminants from Land Use Sources*).

The Los Angeles County Fire Department (LACFD) is the Certified Unified Program Agency (CUPA) for the County and is responsible for enforcing Chapter 6.95 of the California Health and Safety Code. As the CUPA, LACFD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks (UST), and risk-management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity, and health risks of hazardous materials stored, used, or disposed of on development sites. The plan also contains an emergency-response plan, which describes the procedures for mitigating a hazardous release, procedures, and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency-response personnel, such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the LAFCD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances. The County, in conjunction with its many emergency services partners, has prepared a Local All-Hazards Mitigation Plan that sets strategies for coping with the natural and man-made hazards faced by residents. The plan is a compilation of information from County departments correlated with known and projected hazards that face Southern California. The plan complies with, and has been approved by, FEMA and the Governor's Office of Emergency Services (OES). The plan has been formally adopted by the Los Angeles County Board of Supervisors for use in the development of specific hazard mitigation proposals that have a high cost-benefit ratio.

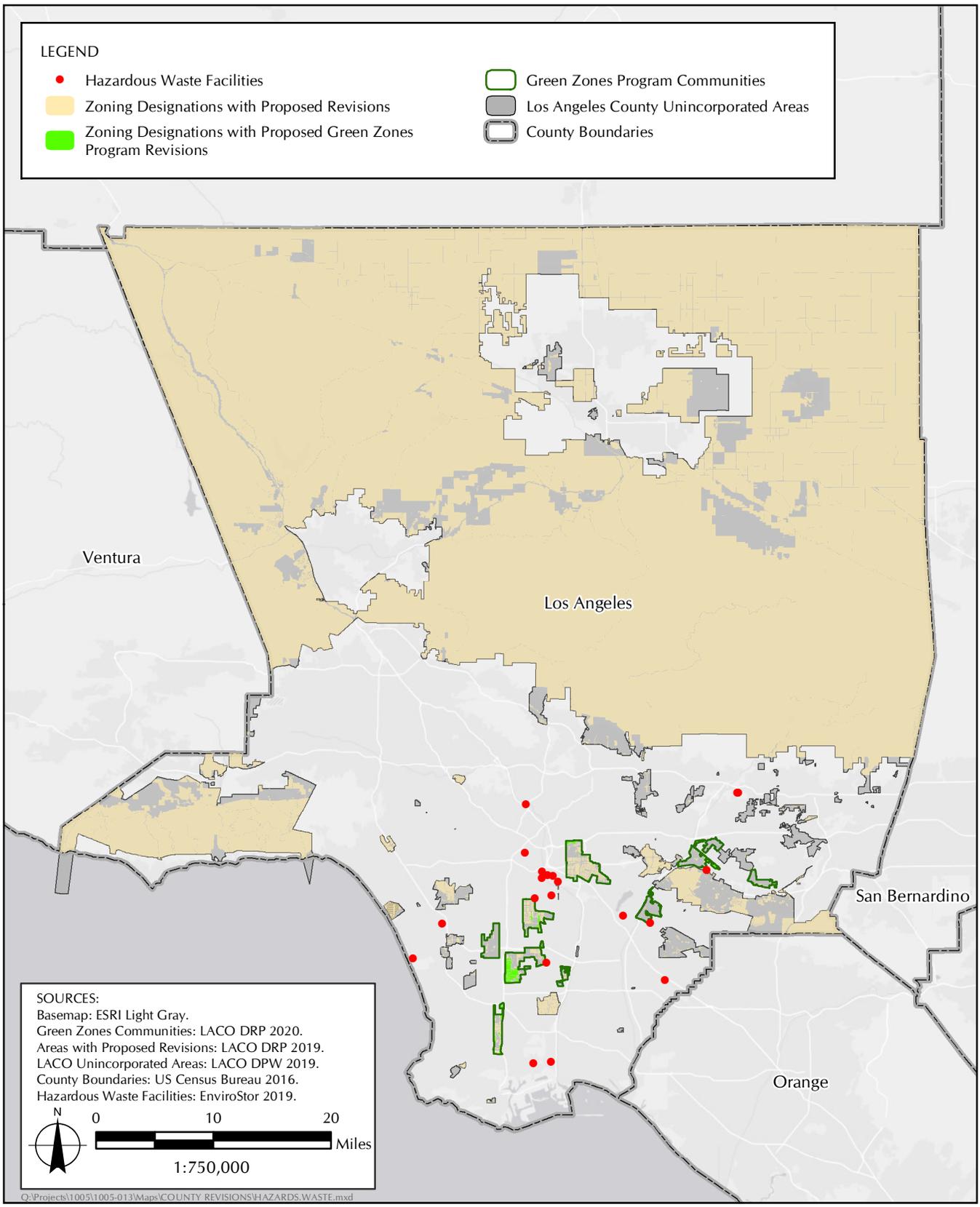


FIGURE 2.9-1
 Los Angeles County Hazardous Waste Facilities

Typical Contaminants from Land Uses / Sources	
<i>Land Use / Facility / Source</i>	<i>Typical Contaminants</i> ^{1,2,3}
Commercial / Industrial	
Automobile Body shops/repair shops	Waste oils; solvents; acids; paints; automotive wastes; ⁴ miscellaneous cutting oils
Car washes	Soaps; detergents, waxes; miscellaneous chemicals
Gas stations/sumps	Oils; solvents; miscellaneous wastes
Boat Services/repair/refinishing	Diesel fuels; oil; septage from boat waste disposal area; wood preservative and treatment chemicals; paints; waxes; varnishes; automotive wastes ⁴
Cement/concrete plants	Diesel fuels; solvents; oils; miscellaneous wastes
Chemical/petroleum processing/storage	Hazardous chemicals; solvents; hydrocarbons; heavy metals; asphalt
Dry cleaners	Solvents (perchloroethylene, petroleum solvents, Freon); spotting chemicals (trichloroethane, methylchloroform, ammonia, peroxides, hydrochloric acid, rust removers, amyl acetate)
Electrical/electronic manufacturing	Cyanides; metal sludges; caustic (chromic acid); solvents; oils; alkalis; acids; paints and paint sludges; calcium fluoride sludges; methylene chloride; perchloroethylene; trichloroethane; acetone; methanol; toluene; PCBs
Fleet/trucking/bus terminals	Waste oil; solvents; gasoline and diesel fuel from vehicles and storage tanks; fuel oil; other automotive wastes ⁴
Food processing	Nitrates; salts; phosphorus; miscellaneous food wastes; chlorine; ammonia; ethylene glycol
Furniture repair/manufacturing	Paints; solvents; degreasing and solvent recovery sludges; lacquers; sealants
Hardware/lumber/parts stores	Hazardous chemical products in inventories; heating oil and fork lift fuel from storage tanks; wood-staining and treating products such as creosote; paints; thinners; lacquers; varnishes
Home manufacturing	Solvents; paints; glues and other adhesives; waste insulation; lacquers; tars; sealants; epoxy wastes; miscellaneous chemical wastes
Junk/scrap/salvage yards	Automotive wastes ⁴ ; PCB contaminated wastes; any wastes from businesses ⁶ and households ⁷ ; oils; lead
Machine shops	Solvents; metals; miscellaneous organics; sludges; oily metal shavings; lubricant and cutting oils; degreasers (tetrachloroethylene); metal marking fluids; mold-release agents
Medical/vet offices	X-ray developers and fixers ⁸ ; infectious wastes; radiological wastes; biological wastes; disinfectants; asbestos; beryllium; dental acids; miscellaneous chemicals
Metal plating/finishing/ fabricating	Sodium and hydrogen cyanide; metallic salts; hydrochloric acid; sulfuric acid; chromic acid; boric acid; paint wastes; heavy metals; plating wastes; oils; solvents
Mines/gravel pits	Mine spills or tailings that often contain metals; acids; highly corrosive mineralized waters; metal sulfides; metals; acids; minerals sulfides; other hazardous and nonhazardous chemicals ⁹
Office buildings/complexes	Building wastes ⁶ ; lawn and garden maintenance chemicals ⁵ ; gasoline; motor oil
Parking lots/malls	Hydrocarbons; heavy metals; building wastes ⁶
Photo processing/printing	Biosludges; silver sludges; cyanides; miscellaneous sludges; solvents; inks; dyes; oils; photographic chemicals
Plastics/synthetics producers	Solvents; oils; miscellaneous organic and inorganics (phenols, resins); paint wastes; cyanides; acids; alkalis; wastewater treatment sludges; cellulose esters; surfactant; glycols; phenols; formaldehyde; peroxides; etc.
Research laboratories	X-ray developers and fixers ⁸ ; infectious wastes; radiological wastes;



FIGURE 2.9-2
Typical Contaminants from Land Uses / Sources

	biological wastes, disinfectants; asbestos; beryllium; solvents; infectious materials; drugs; disinfectants; (quaternary ammonia, hexachlorophene, peroxides, chlornexade, bleach); miscellaneous chemicals
RV/mini storage	Automobile wastes ⁴ ; gasoline and diesel fuel from vehicles and storage tanks
Wood preserving/treating	Wood preservatives; creosote, pentachlorophenol, arsenic
Wood/pulp/paper processing and mills	Metals; acids; minerals; sulfides; other hazardous and nonhazardous chemicals ⁹ ; organic sludges; sodium hydroxide; chlorine; hypochlorite; chlorine dioxide; hydrogen peroxide; treated wood residue (copper quinolate, mercury, sodium bazide); tanner gas; paint sludges; solvents; creosote; coating and gluing wastes
<i>Agricultural/Forest</i>	
Auction lots	Livestock sewage wastes; nitrates; phosphates; coliform and noncoliform bacteria; giardia, viruses; total dissolved solids
Chicken/turkeys	Nitrates; phosphates; potassium; total dissolved solids; salts
Confined animal feeding operations	Livestock sewage wastes; nitrates; phosphates; chloride; chemical sprays and dips for controlling insect, bacterial, viral and fungal pests on livestock; coliform ¹⁰ and noncoliform bacteria; viruses; giardia; total dissolved solids
Dairies	Nitrates; total dissolved solids; salts; phosphates; potassium
Farm chemical distributor/application service	Pesticides ¹¹ ; fertilizers ¹² ; hydrocarbons from motor vehicles and storage tanks
Farm machinery repair	Automotive wastes ⁴ ; welding wastes
Irrigated crops	Pesticides ¹¹ ; fertilizers ¹² ; nitrates; phosphates; potassium (can be worsened by over-watering)
Lagoons	Nitrates; Livestock sewage wastes; salts; pesticides ¹¹ ; fertilizers ¹⁷ ; bacteria
Managed forest lands	Sediments; pesticides ¹¹ ; fertilizers ¹² ; petroleum (spills)
Nonirrigated crops	Pesticides ¹¹ ; fertilizers ¹² ; nitrates; phosphates; potassium
Pesticide/fertilizer/petroleum storage & transfer areas	Pesticides ¹¹ ; fertilizers ¹² ; petroleum residues
Rural homesteads	<i>Machine shops:</i> Automotive wastes ⁴ ; welding wastes; solvents; metals; lubricants; sludges <i>Septic systems:</i> Septage; coliform ¹⁰ and noncoliform bacteria; viruses; nitrates; heavy metals; synthetic detergents; cooking and motor oils; bleach; pesticides, ^{5,13} paints; paint thinner; photographic chemicals; swimming pool chemicals; ¹⁴ septic tank/cesspool cleaner chemicals; ¹⁵ elevated levels of chloride, sulfate, calcium, magnesium, potassium, and phosphate
Swine	Nitrates; phosphates; potassium
<i>Residential / Municipal</i>	
Airports (maintenance/fueling areas)	Jet fuels; deicers; diesel fuel; chlorinated solvents; automotive wastes; ⁴ heating oil; building wastes ⁶
Apartments and condominiums	Swimming pool maintenance chemicals ¹⁴ ; pesticides for lawn and garden maintenance and cockroach, termite, ant, rodent, and other pest control ^{5,13} , wastes from on-site sewage treatment plants; household hazardous wastes ⁷
Camp grounds/RV parks	Septage; gasoline; diesel fuel from boats; pesticides for controlling mosquitoes, ants, ticks, gypsy moths, and other pests ^{11,13} ; household hazardous wastes from recreational vehicles (RVs) ⁷
Drinking water treatment plants	Treatment chemicals; pesticides ¹¹
Fire stations	General building wastes ⁶ ; hydrocarbons from test burn areas
Golf courses	Fertilizers ¹² ; herbicides ¹¹ ; pesticides for controlling mosquitoes, ticks, ants, gypsy moths, and other pests ⁵



FIGURE 2.9-2
Typical Contaminants from Land Uses / Sources

Housing	<p><i>Household hazardous wastes</i>⁷: Household cleaners; oven cleaners; drain cleaners; toilet cleaners; disinfectants; metal polishes; jewelry cleaners; shoe polishes; synthetic detergents; bleach; laundry soil and stain removers; spot removers and dry cleaning fluid; solvents; lye or caustic soda; household pesticides;¹³ photo chemical; printing ink, paints; varnishes; stains; dyes; wood preservatives (creosote); paint and lacquer thinners; paint and varnish removers and deglossers; paint brush cleaners; floor and furniture strippers</p> <p><i>Mechanical Repair and Other Maintenance Products</i>: Automotive wastes;⁴ waste oils; diesel fuel; kerosene; #2 heating oil; grease; degreasers for driveways and garages; metal degreasers; asphalt and roofing tar; tar removers; lubricants; rustproofers; car wash detergents; car waxes and polishes; rock salt; refrigerants</p> <p><i>Lawn/garden care</i>: Fertilizers;¹¹ herbicides and other pesticides used for lawn and garden maintenance⁵ (can be worsened by over-watering)</p> <p><i>Swimming pools</i>: Swimming pool maintenance chemicals¹⁴</p> <p><i>Urban runoff/stormwater</i>³: Gasoline; oil; other petroleum products; microbiological contaminants</p>
Landfills/dumps	Leachate; organic and inorganic chemical contaminants; waste from households ⁷ and businesses ⁶ ; nitrates; oils; metals; solvents; sludge
Motor pools	Automotive wastes ⁴ ; solvents; waste oils; hydrocarbons from storage tanks
Parks	Fertilizers ¹² ; herbicides ⁵ ; insecticides ^{11,13} ; (can be worsened by over-watering)
Railroad yards/maintenance/fueling areas	Diesel fuel; herbicides for rights-of-way ¹¹ ; creosote for preserving wood ties; solvents; paints; waste oils
Schools	Machinery/vehicle serving wastes; gasoline and heating oil from storage tanks; general building wastes ⁶ ; pesticides ^{11,13} :
Septic systems	Nitrates; septage; Cryptosporidium; Giardia; coliform ¹⁰ and noncoliform bacteria; viruses; drain cleaners; solvents; heavy metals; synthetic detergents; cooking and motor oils; bleach; pesticides; ^{5,13} paints; paint thinner; photographic chemicals; swimming pool chemicals; ¹⁴ septic tank/cesspool cleaner chemicals ¹⁵ ; elevated levels of chloride, sulfate, calcium, magnesium, potassium, and phosphate; other household hazardous wastes ⁷
Utility stations/maintenance areas	PCBs from transformers and capacitors; oils; solvents; sludges; acid solution; metal plating solutions (chromium, nickel, cadmium); herbicides from utility rights-of-way
Waste transfer/recycling stations	Residential and commercial solid waste residues
Wastewater	Municipal wastewater; sludge ¹⁶ ; treatment chemicals ¹⁷ ; nitrates; heavy metals; coliform ¹⁰ and noncoliform bacteria; nonhazardous wastes ¹⁶
Miscellaneous	
Above ground storage tanks	Heating oil; diesel fuel; gasoline; other chemicals
Construction/demolition areas (plumbing, heating, and air conditioning, painting, paper hanging, decorating, drywall and plastering, acoustical insulation, carpentry, flooring, roofing, and sheet metal etc.)	Solvents; asbestos; paints; glues and other adhesives; waste insulation; lacquers; tars; sealants; epoxy waste; miscellaneous chemical wastes
Historic gas stations	Diesel fuel; gasoline; kerosene
Historic waste dumps/landfills	Leachate; organic and inorganic chemicals; waste from households ⁷ ; and businesses ⁶ ; nitrates; oils; heavy metals; solvents
Injection wells/drywells/sumps	Stormwater runoff ³ ; spilled liquids; used oils; antifreeze; gasoline; solvents; other petroleum products; pesticides ¹¹ ; and a wide variety



FIGURE 2.9-2
Typical Contaminants from Land Uses / Sources

	of other substances
Military installations	Wide variety of hazardous and nonhazardous wastes depending on the nature of the facility and operation ^{3,9} ; diesel fuels; jet fuels; solvents; paints; waste oils; heavy metals; radioactive wastes
Surface water - stream/lakes/ivers	(Directly related to surface water quality in the stream, lake, or river which is recharging groundwater)
Transportation corridors	Herbicides in highway right-of-way ^{11,5} ; road salt (sodium and calcium chloride); road salt, anticaking additives (ferric ferrocyanide, sodium ferrocyanide); road salt anticorrosives (phosphate and chromate); automotive wastes ⁴
Underground storage tanks	Diesel fuel; gasoline; heating oil; other chemical and petroleum products
Wells (such as water supply wells, monitoring wells, unsealed or abandoned wells, and test holes)	Storm water runoff ³ ; solvents; nitrates; septic tanks; hydrocarbons; and a wide variety of other substances

SOURCE: Adapted from EPA ; Supplemented with information from Oregon DEQ hazardous waste / water quality databases and Drinking Water Protection citizen's and technical advisory committees

NOTES

¹In general, water contamination stems from the misuse and improper disposal of liquid and solid wastes; the illegal dumping or abandonment of household, commercial, or industrial chemicals; the accidental spilling of chemicals from trucks, railways, aircraft, handling facilities, and storage tanks; or the improper siting, design, construction, operation, or maintenance of agricultural, residential, municipal, commercial, and industrial drinking water wells and liquid and solid waste disposal facilities. Contaminants also can stem from atmospheric pollutants, such as airborne sulfur and nitrogen compounds, which are created by smoke, flue dust, aerosols, and automobile emissions, fall as acid rain, and percolate through the soil. When the contaminants list in this table are used and managed properly, environmental contamination is not likely to occur.

²Contaminants can reach water bodies from activities occurring on the land surface, such as industrial waste storage; from sources below the land surface but above the water table, such as septic systems; from structures beneath the water table, such as wells; or from contaminated recharge water.

³This table lists the most common wastes, but not all potential wastes. For example, it is not possible to list all potential contaminants contained in stormwater runoff or from military installations.

⁴Automobile wastes can include gasoline; antifreeze; automatic transmission fluid; battery acid; engine and radiator flushes; engine and metal degreasers; hydraulic (brake) fluid; and motor oils.

⁵Common pesticides used for lawn and garden maintenance (i.e., weed killers, and mite, grub, and aphid controls) include such chemicals as 2,4-D; chlorpyrifos; diazinon; benomyl; captan; dicofol; and methoxychlor.

⁶Common wastes from public and commercial buildings include automotive wastes; and residues from cleaning products that may contain chemicals such as xlenols, glycol esters, isopropanol, 1,1,1-trichloroethane, sulfonates, chlorinated phenols, and cresols.

⁷Household hazardous wastes are common household products which contain a wide variety of toxic or hazardous components (contact Oregon DEQ Household Waste Program for list).

⁸X-ray developers and fixers may contain reclaimable silver, glutaldehyde, hydroquinone, potassium bromide, sodium sulfite, sodium carbonate, thiosulfates, and potassium alum.

⁹The Resource Conservation and Recovery Act (RCRA) defines a hazardous waste as a solid waste that may cause an increase in mortality or serious illness or pose a substantial threat to human health and the environment when improperly treated, stored, transported, disposed of, or otherwise managed. A waste is hazardous if it exhibits characteristics of ignitability, corrosivity, reactivity, and/or toxicity. Not covered by RCRA regulations are domestic sewage; irrigation waters or industrial discharges allowed by the Clean Water Act; certain nuclear and mining wastes; household wastes; agricultural wastes (excluding some pesticides); and small quantity hazardous wastes (i.e., less than 220 pounds per month) generated by businesses.

¹⁰Coliform bacteria can indicate the presence of pathogenic (disease-causing) microorganisms that may be transmitted in human feces. Diseases such as typhoid fever, hepatitis, diarrhea, and dysentery can result from sewage contamination of drinking water supplies.

¹¹Pesticides include herbicides, insecticides, rodenticides, fungicides and avicides. EPA has registered approximately 50,000 different pesticide products for use in the United States. Many are highly toxic and quite mobile in the subsurface. An EPA survey found that the most common pesticides found in drinking water wells were DCPA (dacthal) and atrazine, which EPA classifies as moderately toxic (class 3) and slightly toxic (class 4) materials, respectively

¹²The EPA National Pesticides Survey found that the use of fertilizers correlates to nitrate contamination of groundwater supplies.



FIGURE 2.9-2
Typical Contaminants from Land Uses / Sources

¹³Common household pesticides for controlling pests such as ants, termites, bees, wasps, flies, cockroaches, silverfish, mites, ticks, fleas, worm, rates, and mice can contain active ingredients include naphthalene, phosphorus, xylene, chloroform, heavy metals, chlorinated hydrocarbons, arsenic, strychnine, kerosene, nitrosamines, and dioxin.

¹⁴Swimming pool chemicals can contain free and combined chlorine; bromine; iodine; mercury-based, copper-based, and quaternary algaecides; cyanuric acid; calcium or sodium hypochlorite; muriatic acid; sodium carbonate.

¹⁵Septic tank/cesspool cleaners include synthetic organic chemicals such as 1,1,1 trichloroethane, tetrachloroethylene, carbon tetrachlorine, and methylene chloride.

¹⁶Municipal wastewater treatment sludge can contain organic matter, nitrates; inorganic salts, heavy metals; coliform and noncoliform bacteria; and viruses.

¹⁷Municipal wastewater treatment chemicals include calcium oxide; alum; activated alum, carbon, and silica; polymers; ion exchange resins; sodium hydroxide; chlorine; ozone; and corrosion inhibitors.



The California OES, Hazardous Materials (HazMat) Section, under the Fire and Rescue Division, coordinates statewide implementation of hazardous materials accident prevention and emergency response programs for all types of hazardous materials incidents and threats. In response to any hazardous materials emergency, the Section staff is called upon to provide state and local emergency managers with emergency coordination and technical assistance.⁹ The California OES immediately takes on the Incident Command responsibility after an emergency incident involving transport on the railways, and has a goal of resolving incidents within 90 minutes. The unincorporated territory of the County is covered by California OES.

The California Highway Patrol (CHP) has the responsibility to minimize exposure of the public to unsafe conditions resulting from emergency incidents on state highways.¹⁰ The CHP immediately takes on the Incident Command responsibility after an emergency incident, and has a goal of resolving incidents within 90 minutes. The unincorporated area of the County is covered by the CHP.

Threshold of Significance

A significant impact 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 was considered in relation to the potential for new or expanded use or production of hazardous materials that could be released into the environment.

Impact Analysis

The proposed program would 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. The proposed program would include new regulations for recycling and solid waste facilities but would not result in an increase in locations where such land uses are allowable. The proposed program would include construction of fencing and solid walls, temporary truck trips during construction that would not differ substantially from existing conditions, and maintenance to existing facilities. The construction would be minimal and short-term. While, the proposed program would involve new regulations for recycling and solid waste facilities, including 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 proposed program would 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 would be required to comply with all applicable existing local, state, and federal regulations in relation to hazardous waste and transport. Additionally, a CUP would be required for the development of new recycling and solid waste facilities.

Construction and operation of the new requirements under the proposed program must comply with applicable existing federal, state and local regulations related to hazardous materials (RCRA, CERCLA, Title 22 and Section 6.95 of the HSC) as discussed above. Required compliance with these regulations would ensure impacts related to transport, use and disposal of hazardous materials would be less than significant. Therefore, the proposed program would result in less than significant impacts to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

The potential for impacts 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 has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the

⁹ State of California. 2011. <http://www.calema.ca.gov/hazardousmaterials/pages/hazardous-materials.aspx>

¹⁰ California Highway Patrol, Enforcement and Planning Division, Special Projects Section. January 2014. California Highway Patrol Strategic Plan 2014-2015.

development standards that have the potential to result in physical changes to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials, 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. The new development standards would result in more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. The Green Zone Districts would cover approximately 1,950 acres of the unincorporated territory of the County. As discussed in Section 1, the purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement processes would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The CUP is issued the Los Angeles County Fire Department (LACFD). These new development standards are addressed through hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, and risk-management plans. LACFD is required to regulate transportation of hazardous materials in a hazardous materials business plan and chemical inventory, hazardous waste and tiered permitting, underground storage tanks (UST), and risk-management plans. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ ~~10~~ years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would in a less than significant impact.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to

include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity to~~ adjacent to or adjoining legally-established, existing industrial, ~~uses. Similarly, new sensitive uses that are constructed adjacent to industrial, recycling or solid waste, or vehicle-related uses would be required to implement development standards similar to those required for existing industrial uses,~~ to protect these new sensitive uses from impacts from existing industrial uses (Chapter 22.84, and Chapter 22.130). In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. 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, would result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. Therefore, the new development standards for New Sensitive Uses would result in result in less than significant impacts to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts related to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. Within the Recycling and Waste Management portion of the Green Zones Program there are seven zoning designations. The five manufacturing zoning designations combined with agricultural and institutional zoning account for approximately 600,000 acres and 37 percent of the unincorporated territory of the County. The Recycling and Waste Management element of the proposed program does not change the underlying allowable uses within these zoning designations, with the exception to the introduction of organic waste recycling facilities. As discussed in Section 1, the Recycling and Waste Management Revisions element of the Green Zones Program includes permitting requirements and development standards for pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. ~~Additionally, the Recycling and Waste Management Revisions include prohibitions on areas where certain specific uses would be prohibited including Significant Ecological Areas, High and Very High Fire Hazard Severity Zones, Hillside Management Areas, and in some cases Agricultural Resource Areas.~~

While the proposed program would involve new regulations for recycling and solid waste facilities, including the construction of buffers such as enclosed rooms or storage areas, to provided 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 proposed program would 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 would be required to comply with all applicable existing local, state, and federal regulations in relation to hazardous waste and transport. Additionally, a CUP would be required for the development of new recycling and solid waste facilities. The CUP is issued by the LACFD and they are required to address standards through hazardous materials business plans

and chemical inventory, hazardous waste and tiered permitting, underground storage tanks (UST), and risk-management plans, if applicable. Thus, no impacts would occur.

Construction of any required improvements would involve the transport and use of hazardous materials such as solvents, dust, and man-made mineral fibers over minimal and short-term construction periods.¹¹ In the case of the construction of new recycling and waste management facilities, the Recycling and Waste Management Revisions element of the proposed program establishes greater stringency in conditions and development standards existing for proposed facilities, and it requires conditions of approval as an additional permitting requirement. Based on the proposed Standards for Specific Uses (Chapter 22.140), new recycling processing and organic waste facilities would be processed on a project by project basis and subject to environmental review under CEQA in relation to hazards and hazardous materials. The operation and maintenance of the proposed improvements would not differ substantially from existing conditions, as they would be minor physical improvements to existing agricultural, commercial, manufacturing, institutional, and mixed-use zoning designations. Operation and maintenance of the facilities would not require the routine use, transport, storage, production use or disposal of hazardous materials beyond that typically associated with the allowable uses for underlying land use zoning designations.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would also include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards as identified in the Project Description (Table 1.4.2-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would also prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs.~~ Therefore, the Recycling and Waste Management Revisions would result in no impact in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials.

The Supermarket Accessory Recycling Collection Centers Revisions would result in no impacts to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. The manufacturing zoning categories, combined with commercial zoning categories account for 63,419 acres of land, or 4 percent of the unincorporated areas of the County. As discussed in Section 1, the purpose of the Supermarket Accessory Recycling Collection Centers Revisions is to establish standards, conditions, and procedures that support and facilitate the development of recycling collection center as an accessory use to an existing supermarket (Chapter 22.140-~~660.710~~), and to establish standards for enclosed rooms or storage areas that 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 compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations (Chapter 22.128).¹² Construction of the required improvements would involve the transport and use of hazardous materials such as solvents, dust, and man-made mineral fibers over minimal and short-term construction periods.¹³

¹¹ Craig, Duane. 8 May 2017. Construction's Most Common Hazardous Substances. <https://jobsite.procore.com/hazardous-building-materials-in-construction/>

¹² See Appendix A to the Initial Study.

¹³ Craig, Duane. 8 May 2017. Construction's Most Common Hazardous Substances. <https://jobsite.procore.com/hazardous-building-materials-in-construction/>

The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized areas of the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

The operation and maintenance of the proposed improvements would not differ substantially from existing conditions, as they would be minor additions to existing and proposed commercial, industrial, and residential uses over four dwelling units. There would be no hazardous materials or hazardous waste stored on-site at these facilities. As such, operation and maintenance of the facilities would not require the routine use, transport, storage, production use or disposal of hazardous materials beyond that typically associated with the allowable uses for underlying land use zoning designations. The construction and operation the proposed improvements for supermarket recycling collection center would not substantially alter the existing conditions, such that there would be a significant increase of transport, storage, production, use, or disposal of hazardous materials. Therefore, there would be no impact. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no significant impacts with regards to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Hazardous waste would not be stored in the storage enclosures. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts in relation to creating a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials. No further analysis is warranted.

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

Existing Conditions

A review of the CalEPA Envirostor database indicates that there 168 hazardous waste sites within the project footprint, 55 of which are affected by the Green Zone Districts. A review of the California State Water Resources Control Board’s database system, GeoTracker indicates that there are 585 hazardous sites within the project footprint and GeoTracker’s Underground Storage Tank (UST) database identifies a total of 238 hazardous sites within the project footprint (Table 2.9-1, *Known Hazardous Materials Sites within Proposed program Footprint*).

**TABLE 2.9-1
KNOWN HAZARDOUS MATERIALS SITES WITHIN PROPOSED PROGRAM FOOTPRINT**

	Number of Sites within the Project Footprint	Number of Sites in Project Footprint Affected by the Green Zone Districts
Envirostor	168	55
Geotracker	585	113
Geotracker UST	238	34

SOURCE: CalEPA Envirostor Database & California State Water Resources Control Board GeoTracker Database.

Threshold of Significance

A significant impact in relation to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment was considered in relation to the potential excavation and/or transport of hazardous materials during construction or operations activities that could be accidentally released into the environment.

Impact Analysis

The proposed program would result in potentially significant impacts to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The potential for impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The qualitative and geospatial analysis considers the incremental changes to the physical environment, as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in the potential for significant impacts to hazards and hazardous materials in relation to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Green Zone Districts cover 11 unincorporated area communities totaling approximately 1,950 acres of the County. The parcels in the Green Zone Districts, with the exception of hazardous materials storage, do not include the recycling of hazardous materials. However, within the Green Zone Districts portion of the project there are a total of 168 hazardous sites located on the CalEPA Department of Toxic Substance Control (DTSC) Envirostor database, 585 listed in GeoTracker, and 238 located on GeoTracker UST (Table 2.9-1). Many of the improvements required pursuant to the Green Zone Districts development standards would 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 would be required where the Ordinance implements new standards for new and existing industrial uses. Construction of the proposed improvements has the potential to encounter known and unknown hazardous materials sites and result in a release of hazardous materials into the environment, requiring the consideration of mitigation measure and/or alternatives. Once constructed, the operation and maintenance of the improvements required in

association with the Green Zone Districts element of the proposed program would not result in foreseeable risk of upset or release of hazardous materials to the environment.

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 45~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ 40 years of adoption of the Ordinance.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment, requiring the consideration of mitigation measures and alternatives in an EIR.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in the potential for significant impacts related to hazards and hazardous materials with respect to creating potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The Sensitive Use Areas Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses cover 11 unincorporated area communities totaling approximately 1,950 acres of the County. The parcels in the Sensitive Use Areas Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses, with the exception of hazardous materials storage, do not include the recycling of hazardous materials. However, within the Sensitive Use Areas and Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses portion of the project there are a total of a total of 168 hazardous sites located on the CalEPA DTSC Envirostor database, 585 listed in GeoTracker, and 238 located on GeoTracker UST (Table 2.9-1). Many of the improvements required pursuant to ~~the Green Zone Districts~~ New Sensitive Uses would 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 would be required where the Ordinance implements new standards for new and existing industrial uses, and solid walls.~~ Construction of the proposed improvements has the potential to encounter known and unknown hazardous materials sites and result in a release of hazardous materials into to the environment, requiring the consideration of mitigation measure and/or alternatives. Once constructed, the operation and maintenance of the improvements required in association with the New Sensitive Uses element of the proposed program would not result in foreseeable risk of upset or release of hazardous materials to the environment.

The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established,~~ recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would differ substantially from existing conditions, such that they would result in potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment. 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, would result in potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment. Therefore, the new development standards for New Sensitive Uses would result in potentially significant impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment, requiring the consideration of mitigation measures and alternatives in an EIR.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in the potential for significant impacts related to hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, requiring the consideration of mitigation measures and/or alternatives. Recycling of hazardous materials is permitted for recycling processing if permits are obtained from the County Fire Department, and the DTSC. Within properties zoned for uses identified in the Recycling and Waste Management Revisions element there are a total of 112 hazardous sites located on Envirostor Sites, 262 listed in GeoTracker sites, and 64 located on GeoTracker UST (Table 2.9-1). The Green Zones Ordinance would require that recycling processing facilities and pallet yards pave areas designated for operations, vehicle parking, vehicle circulation, or storage of materials or equipment with impervious materials such as an asphalt or an oil and aggregate mixture and maintained to the satisfaction of the Director (Section 22.140.690, 740, 22.84.030). Construction of the proposed improvements has the potential to encounter known and unknown hazardous materials sites and result in a release to the environment, requiring the consideration of mitigation measure and/or alternatives. Once constructed, the operation and maintenance of the improvements required in association with the Recycling and Waste Management Revisions element of the proposed program would not result in foreseeable risk of upset or release of hazardous materials to the environment.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and

storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards: Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs, as identified in the project description table 1.4.2-1. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.

Therefore, the construction of improvements required pursuant to the Recycling and Waste Management Revisions element of the proposed program would result in the potential for significant impacts related to hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, requiring the consideration of mitigation measures and alternatives in an EIR.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would have less than significant impacts related to hazards and hazardous materials with respect to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. No further analysis is warranted.

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

Existing Conditions

As stated in Section 1, the area that would be subject to the countywide Green Zones Program for the unincorporated areas of the County would regulate development of industrial uses in proximity to sensitive uses, as well as to identify and regulate a set of recycling and solid waste facilities. The proposed program area includes sensitive uses and parcels located within a quarter-mile radius of sensitive uses. As stated in Section 2.3, *Air Quality*, land uses identified as sensitive receptors by SCAQMD in CARB's Air Quality Handbook include residences, schools, playgrounds, child care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes (see Table 2.3-4, *Sensitive Receptors in Areas Subject to the Green Zones Program*).¹⁴ With the proposed program, sensitive land uses would be 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.

As stated in Section 2.3, *Air Quality*, there are over 200,000 residential parcels, 420 parks, 2 senior living homes, 11 hospitals, 156 public schools, and 68 early childhood centers within 500 feet of the area subject to the Green Zones Program (see Table 2.3-4, *Sensitive Receptors in Areas Subject to the Green Zones Program*). As stated in Section 2.14, *Population and Housing*, according to SCAG's 2019 Profile of Unincorporated Los Angeles County, as of 2018, the total number of residential homes in the unincorporated areas of Los Angeles County was 293,730.¹⁵ There are 164 public elementary schools, 44 public middle schools, 61 public high schools, 107 early childhood centers, 169 private and charter schools,

¹⁴ California Air Resources Board. April 2005. Air Quality and Land Use Handbook: A Community Health Perspective. <http://www.arb.ca.gov/ch/handbook.pdf>

¹⁵ Southern California Association of Governments. 2019. Profile of Unincorporated Los Angeles County. Retrieved from: <https://www.scag.ca.gov/Documents/UnIncAreaLosAngelesCounty.pdf>

and 21 colleges and universities located within one-quarter mile of the project footprint (Table 2.9-1, *Schools within 0.25 Mile of the Project Footprint*). As stated in Section 2.14, *Public Services*, there are approximately 420 parks within 500 feet of the project area, including the Angeles National Forest.¹⁶

**TABLE 2.9-2
SCHOOLS WITHIN 0.25 MILE OF THE PROJECT FOOTPRINT**

School Facility	Schools 0.25 Mile from Combined Project Footprint	Schools 0.25 Mile from Green Zone Districts Element
Public Elementary School	164	22
Public Middle School	44	7
Public High School	61	8
Early Childhood Centers	107	19
Private and Charter Schools	169	20
Colleges and Universities	21	4

SOURCE: Los Angeles County. Location Management System (LMS) GIS Data. 2018.

Threshold of Significance

A significant impact in relation to hazardous emissions or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses was considered in relation to the potential excavation and/or transport of hazardous materials during construction or operations activities that could be accidentally released into the environment within one-quarter mile of sensitive land uses, such as residences, schools, school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory to a place of worship

Impact Analysis

The proposed program would result in potentially 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 sensitive land uses. The uses regulated by the Green Zones Ordinance may create hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste and have impact on existing or proposed schools within one-quarter mile of the facilities’ sites. Additionally, construction activities as a result of the ordinance have the potential to encounter known and unknown hazardous materials sites, thereby requiring the consideration of mitigation measures and alternatives.

The potential for 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 sensitive land uses has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in 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 (see Table 1.IV-2).

The ordinance would provide environmental benefits after construction and implementation through development standards that mitigate potentially incompatible land uses adjacent to sensitive uses. However, due to the close proximity of hazardous waste sites to sensitive uses within the Green Zones Ordinance project area, there is potentially significant

¹⁶ Los Angeles County Department of Parks and Recreation. 2016. County Parks and Open Space GIS Data. <https://egis3.lacounty.gov/dataportal/2016/10/25/departement-of-parks-and-recreation-county-parks-and-open-space/>

impacts from to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed sensitive use. Mitigation measures and/or alternatives are required.

Element 1 – Green Zone Districts

Green Zone Districts would result in potentially significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses. As discussed in Section 1, the purpose of the new development standards for Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. Development standards for the Green Zone Districts would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. The construction of these improvements would be minor physical additions to existing industrial facilities.

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

Once constructed, the operation and maintenance of the improvements required by the proposed ordinance would not result in foreseeable risk of upset or release of hazardous materials to the environment. Therefore, the construction of improvements required pursuant to the Green Zone Districts would result in the potential for significant impacts related to hazards and hazardous materials with respect to creating a potentially significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, requiring the consideration of mitigation measures and/or alternatives.

Therefore the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts to hazards and hazardous materials with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school, requiring the consideration of mitigation measures and alternatives.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses would result in potentially significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses. ~~As discussed in Section 1, the~~

~~The purpose of the New Sensitive Uses is to address incompatible incompatibility of land uses in proximity by changing regulatory requirements for specific when sensitive uses locate near industrial land uses. Development standards for the New Sensitive Uses would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses air filtration systems. The construction of these improvements would be minor physical additions to existing industrial facilities development standards.~~

Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity to adjacent to or adjoining legally-established, existing industrial uses. Similarly, new sensitive uses that are constructed adjacent to industrial, recycling or solid waste, or vehicle-related uses would be required to implement development standards similar to those required for existing industrial uses, to protect these new sensitive uses from impacts from existing industrial uses (Chapter 22.84, and Chapter 22.130). In the case of updated new standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they but would result in potentially significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses.

Therefore, the new development standards for New Sensitive Uses would result in potentially significant impacts to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses, requiring the consideration of mitigation measures and alternatives.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in the potential for significant impacts related to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet~~

~~yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

As discussed in Section 1, the Recycling and Waste Management Revisions consist of the inclusion of permitting requirements and development standards for Specific Uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140). Development standards for Recycling and Waste Management Revisions would include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. ~~Additionally, the Recycling and Waste Management Revisions would include prohibitions of these Specific Uses in Significant Ecological Areas, High and Very High Fire Hazard Severity Zones, Hillside Management Areas, and in some cases Agricultural Resource Areas.~~ The Green Zones Program would establish greater stringency in development standards for proposed facilities and require development standards to be met for approved as an additional permitting requirement. Based on the proposed Standards for Specific Uses (Chapter 22.140), new recycling processing and organic waste facilities would be processed on a project by project basis and subject to environmental review under CEQA in relation to hazards and hazardous materials prior to project approval. Construction of the proposed improvements has the potential to encounter known and unknown hazardous materials sites and result in a release to the environment, requiring the consideration of mitigation measure and/or alternatives. Once constructed, the operation and maintenance of the improvements required in association with the Recycling and Waste Management Revisions element of the proposed program would not result in foreseeable risk of upset or release of hazardous materials to the environment. Therefore, the construction of improvements required pursuant to the Recycling and Waste Management Revisions element of the proposed program would result in the potential for significant impacts related to hazardous materials and hazards with respect to the emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses, requiring the consideration of mitigation measures and alternatives in an EIR.

The Supermarket Accessory Recycling Collection Centers revisions would not result in the potential for significant impacts related to hazards and hazardous materials with respect to the potential to emit hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed sensitive land use. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. Therefore, there would be no impact. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions component of the Green Zones ordinance would result in potentially significant impacts due to these uses potentially locating on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, creating a significant hazard to the public or the environment. Therefore, the construction of improvements would result in the potential for significant impacts related to hazards and hazardous materials with respect to being 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, creating a significant hazard to the public or the environment. Therefore, further analysis is warranted, requiring the consideration of mitigation measures and alternatives.

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

Existing Conditions

The review of the CalEPA Envirostor database indicates that there are 129 hazardous waste sites in the unincorporated areas of Los Angeles County. A review of GeoTracker sites indicates that there are 498 hazardous sites within the Green Zones Ordinance project area while Geo Tracker UST indicates that there are 206 hazardous sites within the Green Zones Ordinance project area (Table 2.9-1).

Threshold of Significance

A significant impact 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 was considered in relation to the potential release of hazardous materials into the environment as a result of construction or operations activities that could create a significant hazard to the public or the environment.

Impact Analysis

The proposed Green Zones Program would result in potentially 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, as many of the industrial facilities regulated under the proposed program may be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, create a significant hazard to the public or the environment. The potential for impacts to hazards and hazardous materials has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The qualitative and geospatial analysis considers the incremental changes to the physical environment, as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment regarding hazards and hazardous materials 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in a potentially significant impact as many of the industrial facilities regulated under the proposed program may be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, create a significant hazard to the public or the environment. As discussed in Section 1, the purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. Development standards for the Green Zone Districts would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas,

and lighting as measures to decrease impacts to surrounding sensitive uses. Within the Green Zone Districts, there are 112 hazardous sites listed on Envirostor sites, 585 listed in GeoTracker sites, and 238 listed on GeoTracker UST sites (Table 2.9-1). These hazardous sites have the potential to pose significant impacts to the public or the environment due to the nature of the land use. In addition, construction activities from improvements required pursuant to the new development standards for Green Zone Districts would require grading or excavation with the potential to disturb underlying soil, including landscaping barriers, enclosures, fencing, solid walls, signage, paving of permeable areas, and lighting. These improvements would be required for both new and existing industrial uses. Construction activities have the potential to encounter known and unknown hazardous materials sites and result in a release to the environment, requiring the consideration of mitigation measure and/or alternatives. Once constructed, the operation and maintenance of the improvements required in association with the Green Zone Districts would not result in foreseeable risk of upset or release of hazardous materials to the environment.

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in creating significant environmental impacts as many of the industrial facilities regulated under the proposed program may be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in creating a significant environmental impacts as many of the industrial facilities regulated under the proposed program may be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, create a significant hazard to the public or the environment, requiring the consideration of mitigation measures and alternatives.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in 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 and, as a result, would create a significant hazard to the public or the environment. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. New sensitive uses that are constructed next to existing industrial uses would be required to implement ~~more stringent~~ additional development standards ~~similar to those required for existing industrial uses, including landscaping buffers, solid walls, open space, and air filtration systems~~ to protect these new sensitive uses from impacts from existing industrial uses. The construction

of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses or minor additions to new residential or other sensitive use construction. Therefore, the construction of improvements required pursuant to the New Sensitive Uses element of the proposed program would result in potentially significant impacts related to hazards and hazardous materials regarding being 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, creating a significant hazard to the public or the environment, requiring the consideration of mitigation measures and alternatives. ~~Similarly, new sensitive uses that are constructed adjacent to industrial, recycling, or vehicle-related uses would be required to implement development standards similar to those required for existing industrial uses, to protect these new sensitive uses from impacts from existing industrial uses (Chapter 22.84, and Chapter 22.130).~~

The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

Therefore, the new development standards for New Sensitive Uses would result in 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 and, as a result, it would create a significant hazard to the public or the environment, requiring the consideration of mitigation measures and alternatives in an EIR.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in 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 and, as a result, would create a significant hazard to the public or the environment. As discussed in Section 1, the Recycling and Waste Management Revisions would consist of the inclusion of permitting requirements and development standards for Specific Uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. ~~Additionally, the Recycling and Waste Management Revisions prohibits specific uses in SEAs, High and Very High Fire Hazard Severity Zones, HMAs, and in some cases ARAs.~~ Therefore, the proposed Recycling and Waste Management Revisions component has the potential to result in potentially significant impacts due to these uses potentially locating on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, creating a significant hazard to the public or the environment, requiring the consideration of mitigation measures and alternatives.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs;

solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHHISZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.

Within the Green Zones Program project area where recycling and waste management facilities would be permitted, there are 113 hazardous sites listed on Envirostor Sites, 262 listed on GeoTracker, and 64 listed on GeoTracker UST sites (Table 2.9-1). Hazardous sites have the potential to pose significant impacts to the public and the environment. Construction of the proposed improvements required by the Recycling and Waste Management Revisions would usually require one month. These improvements would require grading or excavation with the potential to disturb underlying soil, including landscaping barriers, enclosures, fencing, solid walls, signage, paving of permeable areas, and lighting. These measures would be required where the Ordinance implements new standards for existing manufacturing uses. Construction activities have the potential to encounter known and unknown hazardous materials sites and result in a release to the environment, requiring the consideration of mitigation measure and/or alternatives. Once constructed, the operation and maintenance of the improvements required in association with the Recycling and Waste Management Revisions portion of the proposed program would not result in foreseeable risk of upset or release of hazardous materials to the environment. Therefore, impacts to Recycling and Waste Management Revisions has the potential to result in significant impacts due to these uses potentially locating on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, creating a significant hazard to the public or the environment, requiring the consideration of mitigation measures and alternatives.

The Supermarket Accessory Recycling Collection Centers revisions would result in significant impacts due to these uses potentially locating on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, creating a significant hazard to the public or the environment. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. Therefore, the Supermarket Accessory Recycling Collection Centers would result in significant impacts due to these uses potentially locating on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, creating a significant hazard to the public or the environment, requiring the consideration of mitigation measures and alternatives.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions component of the Green Zones ordinance would result in potentially significant impacts to due to these uses potentially locating on a site which is included on a list of

hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, creating a significant hazard to the public or the environment. Within the Green Zones Program project area where recycling, solid waste and supermarket recycling collection facilities would be permitted, there are 98 hazardous sites listed on Envirostor Sites, 435 listed in GeoTracker sites, and 195 listed on GeoTracker UST sites (Table 2.9-1). These hazardous sites have the potential to pose significant impacts in regard to creating a significant hazard to the public or the environment. In addition, construction of the proposed improvements has the potential to encounter known and unknown hazardous materials sites and result in a release to the environment, requiring the consideration of mitigation measure and/or alternatives. Once constructed, the operation and maintenance of the improvements would not result in foreseeable risk of upset or release of hazardous materials to the environment. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions component of the Green Zones ordinance would result in potentially significant impacts to due to these uses potentially locating on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, creating a significant hazard to the public or the environment. Therefore, further analysis is warranted, requiring the consideration of mitigation measures and alternatives.

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

Existing Conditions

There are 10 public and private use airports located within 2 miles of the proposed Green Zones Program area: Ague Dulce Airport, Compton/Woodley Airport, General William J. Fox Airfield, Hawthorne Municipal Airport/Jack Northrop Field, Los Angeles International Airport (LAX), Palmdale Regional Airport, San Gabriel Valley Airport, Santa Monica Airport, Torrance Municipal Airport/Zamperini Field, and Whiteman Airport (Figure 2.9-3, *Airports within 2 miles of Project Location*).¹⁷ There are 2,973 parcels subject to the project located within 2 miles of a public or private use airport. The existing land uses subject to the elements of the Green Zones Program include existing industrial, recycling and solid waste, and vehicle-related uses. These industrial uses currently exist within 2 miles of an airport, and the proposed program's minimal development standards would not introduce or propose new development of excessive noise uses.

Threshold of Significance

A significant impact in relation to safety hazards or excessive noise within an airport land use plan or within two miles of a public airport was considered in relation to the potential conflict with an airport land use plan as a result of new residential development or job generating development within an airport land use plan or in close proximity to an airport.

¹⁷ Los Angeles County. Location Management System (LMS) GIS Data. 2018.

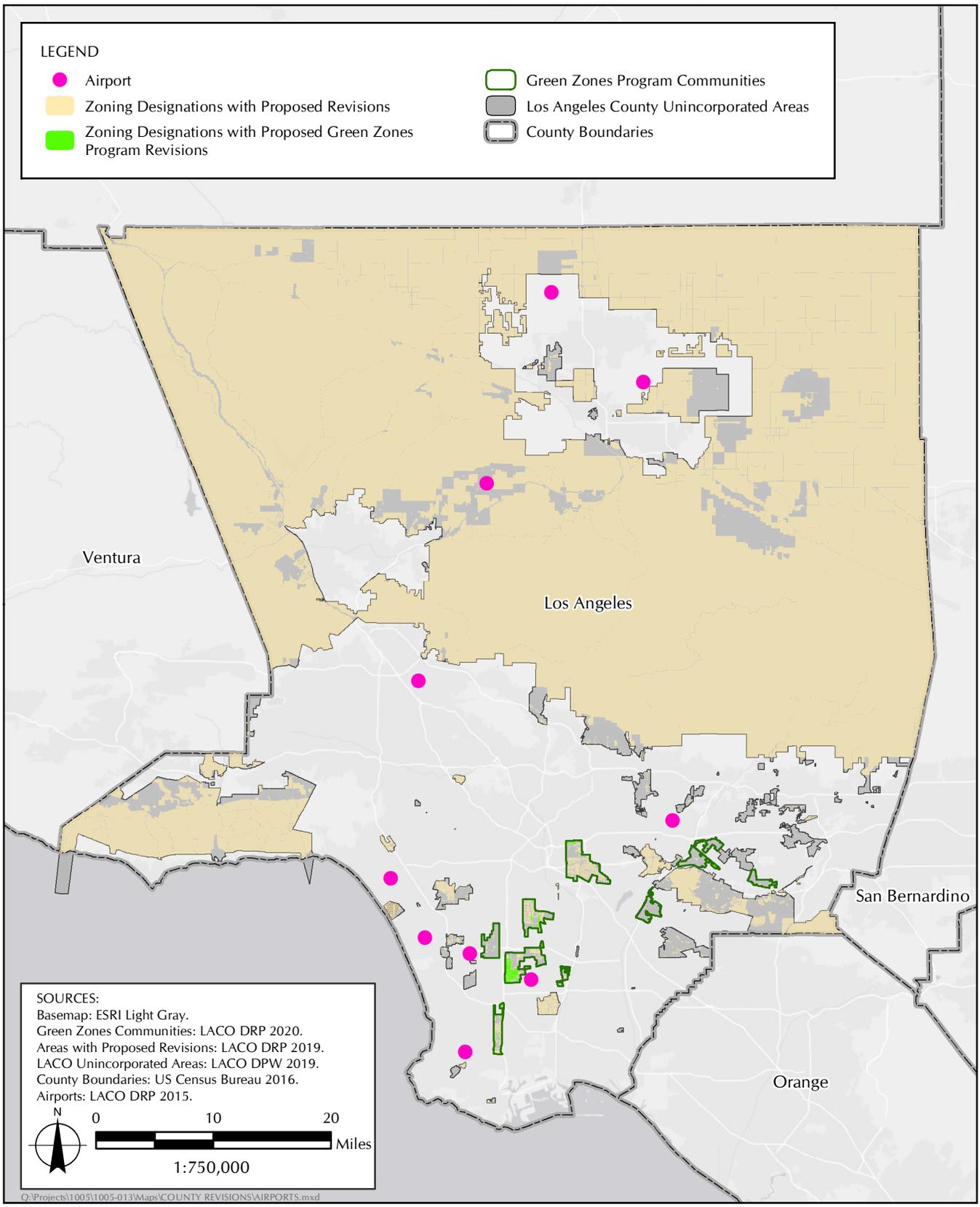


FIGURE 2.9-3
Airports within 2 Miles of Project Location

Impact Analysis

The proposed program would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. The potential for impacts to hazards and hazardous materials has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The qualitative and geospatial analysis considers the incremental changes to the physical environment, as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment to hazards and hazardous materials 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 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 (see Table 1.IV-2).

The Green Zones Program proposes the construction of small structures, include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts as it relates to safety and excessive noise to surrounding sensitive uses, and propose new Special Uses under *Standards for Specific Uses* (Chapter 22.140). The proposed improvements would not include the development of housing. In addition, none of the improvements require an increase in number of people working at locations within 2 miles of airport, as there is no proposed change in the underlying land use.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts from hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. As discussed in Section 1, the purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing specific regulatory requirements for specific industrial land uses. Development standards for the Green Zone Districts would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. There are 2,973 parcels subject to project located within 2 miles of a public or private use airport, and, of those, 454 parcels are within 2 miles of the Green Zone Districts element. However, the purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing specific regulatory requirements for specific industrial land uses. As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, paving of permeable areas, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses. These measures would be required where the Ordinance implements new standards for existing industrial uses. The construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses or minor additions to new residential or other sensitive use construction. The proposed improvements would not include the development of housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Green Zone Districts would result in less than significant impacts from hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area.

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of

the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 15~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7 40~~ years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would have less than significant impact to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. As stated in Section 2.13, *Noise*, these industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impact to hazard and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in would result in less than significant impact to hazard and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts from hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity to~~ adjacent to or adjoining legally-established, existing industrial uses. ~~Similarly, new sensitive uses that are constructed adjacent to industrial, recycling or solid waste, or vehicle-related uses would be required to implement development standards similar to those required for existing industrial uses,~~ to protect these new sensitive uses from impacts from existing industrial uses (Chapter ~~22.84, and~~ Chapter 22.130).

In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially

from existing conditions, such that they would result in less than significant impacts from hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. 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, would not impact hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts from hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. As discussed in Section 1, the Recycling and Waste Management Revisions would consist of the inclusion of permitting requirements and development standards for Specific Uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. ~~Additionally, the Recycling and Waste Management Revisions include prohibitions on areas where certain specific uses would be prohibited including Significant Ecological Areas, High and Very High Fire Hazard Severity Zones, Hillside Management Areas, and in some cases Agricultural Resource Areas.~~ In the case of the construction of new recycling and waste management facilities, the Green Zones Program establishes greater stringency in conditions and development standards existing for proposed facilities, and it requires conditions of approval as an additional permitting requirement. Based on the proposed Standards for Specific Uses (Chapter 22.140), new recycling processing and organic waste facilities would be processed on a project by project basis and subject to environmental review under CEQA in relation to hazards and hazardous materials prior to project approval.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs.~~

The proposed improvements would not include the development of housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Recycling and Waste Management Districts would result in less than significant impacts from hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area.

The Supermarket Accessory Recycling Collection Centers would result in less than significant impacts from hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items,

and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

The construction of a recycling collection center or compliance with development standards would not substantially alter the existing conditions such that there would be a safety hazard or excessive noise. The proposed improvements will not include the development of housing. In addition, none of the improvements would require an increase in number of people working at locations within 2 miles of either a public or public use airport, as there is no change in the underlying land use. Therefore, the proposed Supermarket Accessory Recycling Collection Centers Revisions would result in less than significant impacts from hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in than significant impacts from hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts from hazards and hazardous materials in relation to the proximity of airports and the safety hazard for people residing or working in the proposed program area. No further analysis is warranted.

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

Existing Conditions

The Safety Element of the County General Plan 2035 establishes one goal and six policies for emergency response, including Policy S 4.3: “Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning.”¹⁸ The County Office of Emergency Management (OEM), which is responsible for organizing and directing the emergency responders preparedness efforts, prepares the Operational Area Emergency Response Plan (OAERP) that identifies emergency

¹⁸ Los Angeles County 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

response procedures and emergency management routes in Los Angeles County.¹⁹ Los Angeles County Public Works (Public Works) maintains a list of disaster routes for pre-identified for use during times of crisis the entire County.^{20,21} Public Works also 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.²² An evacuation route is used to move an affected population out of an area in response to a specific condition under which an evacuation would be necessary, such as fires, floods, or earthquakes. The County's fire code (Title 32, *Fire Code*, of the County Municipal Code), which incorporates the 2016 California Fire Code and 2015 International Fire Code by reference, requires developed areas to maintain emergency vehicle access, fire lanes, and existing fire apparatus access roads.²³

Threshold of Significance

An impact would occur if roadways designated as evacuation routes on an adopted emergency response plan or emergency evacuation plan were obstructed. More specifically, a significant impact would occur if development of the project would reduce the width of roadways, block lanes, or obstruct roadways such that vehicular access is blocked in the event of an emergency.

Impact Analysis

The proposed program would result in no impacts from hazards and hazardous materials in relation to impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As the proposed program would not result in changes to any existing roadways, there would be no effect on emergency access. Although the proposed program would require an increase in minor construction projects in Los Angeles County to meet the requirements, these measures would be too minor to require lane closures or partial lane closures that could obstruct emergency access routes. The proposed 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.

The potential for 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 has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The qualitative and geospatial analysis considers the incremental changes to the physical environment, as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment from hazards and hazardous materials in relation to impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan 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 (see Table 1.IV-2).

¹⁹ County of Los Angeles Chief Executive Office. Accessed March 30, 2020. Emergency Management. <https://ceo.lacounty.gov/emergencydisaster-plans-and-annexes/>

²⁰ Los Angeles County Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. Figure 12.6: Disaster Routes Map. http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_12-6_Disaster_Routes.pdf

²¹ County of Los Angeles. Accessed March 30, 2020. GIS Data Portal: Disaster Routes. <https://egis3.lacounty.gov/dataportal/2016/01/19/disaster-routes/>

²² County of Los Angeles Department of Public Works. Accessed March 30, 2020. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

²³ County of Los Angeles. March 27, 2020 version. Los Angeles County, California – Code of Ordinances. Title 32 – Fire Code. https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT32FICO

Pursuant to the Mobility Element of the County of Los Angeles General Plan 2035,²⁴ Los Angeles County will review land development projects to ensure appropriate roadway transitions and multimodal connectivity that would allow the most efficient movement of traffic during an emergency or evacuation. It is not anticipated that the proposed program would result in impacts from hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No further analysis is warranted.

Element 1 – Green Zone Districts

Green zone districts would result in no impacts in relation to hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As discussed in Section 1, the purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing specific regulatory requirements for specific industrial land uses. Development standards for the Green Zone Districts would include landscaping barriers, enclosed buildings, fencing, solid walls, signage, paving of permeable areas, and lighting as measures to decrease impacts to surrounding sensitive uses. There are no parcels affected by the Green Zone Districts that are located in or near SRAs or classified as VHFHSZs and no parcels classified as other levels of FHSZs, that are located adjacent to emergency response and emergency evacuation plan areas (see Section 3.20, *Wildfire*, Table 2.20-1, *Fire Hazard Areas*). The purpose of the Green Zone Districts is to address incompatible land uses in proximity to sensitive uses by changing specific regulatory requirements for specific industrial land uses. The construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses or minor additions to new residential or other sensitive use construction.

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts from hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 45~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7 40~~ years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in no impacts from hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in result in no impacts from hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As the Green Zone Districts would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20, *Wildfire*, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, the new development standards and/or more stringent entitlement processes

²⁴ Los Angeles County General Plan 2035, Public Review Draft. January 2014. Mobility Element.

for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts from hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts from hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity to adjacent to or adjoining legally-established, existing industrial uses. Similarly, new sensitive uses that ~~are constructed adjacent to industrial, recycling or solid waste, or vehicle-related uses would be required to implement development standards similar to those required for existing industrial uses,~~ to protect these new sensitive uses from impacts from existing industrial uses (Chapter 22.84, and Chapter 22.130). In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in no impacts from hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. 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, would result in no impacts from hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. As this element would be applied as additional standards for new development projects, the construction of these measures would 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 would not affect emergency access. As the Green Zone Districts would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, the new development standards for New Sensitive Uses would result in no impacts from hazards and hazardous materials from impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts related to hazards and hazardous materials as a result of the impairment of adopted emergency response and emergency evacuation plan. There are 13,459 parcels affected by the Waste Management and Recycling Center Revisions that are located in or near SRAs. There are 2,057 parcels classified as VHFHSZs: 740 parcels in Local Responsibility Areas (LRA), 1,317 parcels in Federal Responsibility Areas (FRA), and 8,331 parcels classified as other levels of FHSZs, that are located adjacent to emergency response and emergency evacuation plan areas (see Table 2.20-1). As discussed in Section 1.0, *Project Description*, the Recycling and Waste Management Revisions would consist of the inclusion of permitting requirements and development standards for Specific Uses including pallet yards, recycling

collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140).

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing recycling and solid waste uses such that emergency access would be impacted. These revisions would not affect emergency access and would be placed behind property lines. As the revisions would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, the proposed Recycling and Waste Management Revisions would result in no impacts from hazards and hazardous materials in relation to impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts from hazards and hazardous materials in relation to impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. Therefore, the Supermarket Accessory Recycling Collection Centers would have no impacts from hazards and hazardous materials in relation to impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

The proposed Supermarket Accessory Recycling Collection Centers for Recycling and Solid Waste Revisions would result in no impacts from hazards and hazardous materials in relation to impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. There are 969 parcels affected by the Supermarket Accessory Recycling Collection Centers and Storage Enclosures for Recycling and Solid Waste Revisions that are located in or near SRAs, and a combined total of 644 parcels classified as VHFHSZs: 554 parcels in LRAs and 90 parcels in FRAs, and 256 parcels classified as other levels of FHSZs, that are located adjacent to emergency response and emergency evacuation plan areas (see Table 2.20-1). As discussed in Section 1.0, *Project Description*, the purpose of the Supermarket Accessory Recycling Collection Centers is to establish standards, conditions, and procedures that support and facilitate the development of recycling collection center as an accessory use to an existing supermarket (Chapter 22.140-660.710), and to establish standards for enclosed rooms or storage areas that 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 compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations (Chapter 22.128).²⁵ The construction of a recycling collection center or compliance with development standards would not substantially alter the existing conditions such that there would be an interference with an adopted emergency response plan or emergency evacuation plan. Therefore, the proposed Supermarket Accessory Recycling Collection Centers would result in no impacts from 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 further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts from hazards and hazardous materials in relation to impairing the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The construction of a storage enclosures for recycling and solid waste or compliance with development standards would not substantially alter the existing conditions such that existing roads would be changed. As the revisions would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts from 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 further analysis is warranted.

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires, because the project is located:**
 - i) within a high fire hazard area with inadequate access?**
 - ii) within an area with inadequate water and pressure to meet fire flow standards?**
 - iii) within proximity to land uses that have the potential for dangerous fire hazard?**

Existing Conditions

Approximately 29.1 percent of the total project footprint is located in areas within a moderate, high, or very high FHSZ in an LRA, SRA, or FRA for wildland fire protection and suppression (see Section 2.20, *Wildfire*). Approximately 5,853 parcels are located within a high FHSZ and 31,994 parcels are located within a very high FHSZ. Zero of these parcels are subject to the Green Zone Districts element (Table 2.9-3, *Fire Hazard Severity Zones*; Figure 2.9-4, *Los Angeles County Fire Hazard Severity Zones and Responsibility*).

²⁵ See Appendix A to the Initial Study.

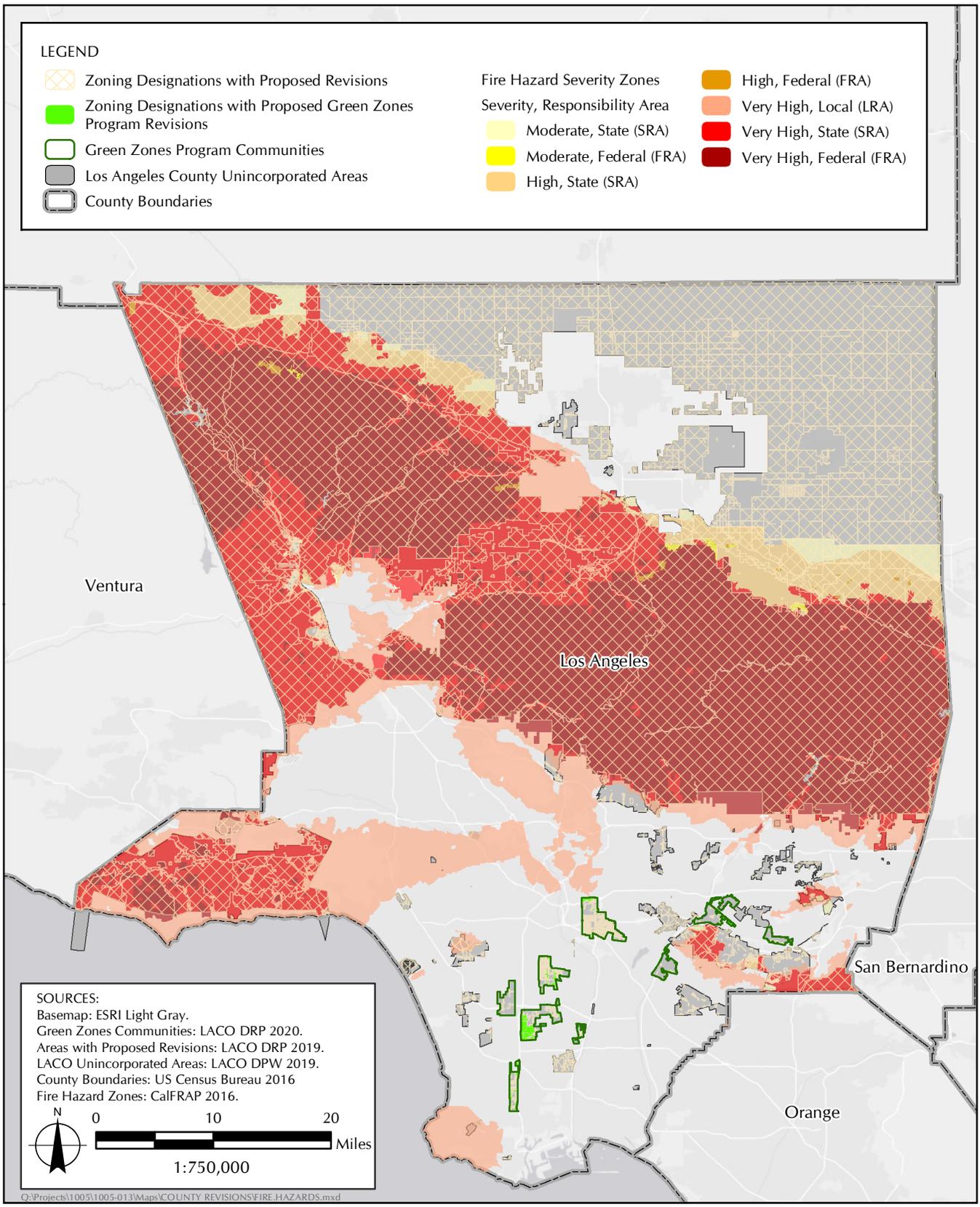


FIGURE 2.9-4

Los Angeles County Fire Hazard Severity Zones and Responsibility

**TABLE 2.9-3
FIRE HAZARD SEVERITY ZONES**

	Project Footprint Parcels per FHSZs	Project Footprint Percentile per FHSZs	Project Footprint Parcels per FHSZs within Green Zone Districts
SRA Very High	21,310	15.7%	0
SRA High	5,836	4.3%	0
SRA Moderate	1,606	1.2%	0
LRA Very high	8,663	6.4%	0
FRA Very High	2,021	1.5%	0
FRA High	17	0.013%	0
FRA Moderate	4	0.003%	0
Total	39,457	29.1%	0

The Safety Element of the Los Angeles County General Plan 2035 designates at-risk areas as FHSZs per government code sections 51175–51189.²⁶ In the unincorporated areas of the County, SRAs have been classified as Very High, High, and Moderate. However, Local and Federal Responsibility Areas are classified as Very High. The Forestry Division of the Los Angeles County Fire Department (Fire Department) assists, supports, and institutes a variety of regulatory programs and standards. These programs and standards include vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections. Section V (Emergency Response) of the Safety Element of the Los Angeles County General Plan states the provision of disaster routes through the OAERP.²⁷ The County Department of Public Works (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.²⁸ County-wide FHSZ standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include access and circulation standards, as well as road clearance.²⁹ County-wide FHSZs standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include fire flow and fire hydrant standards.³⁰

Threshold of Significance

A substantial adverse effect that would occur as a result of a physical change in the environment would expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving fires. Adverse effects normally occur within a high fire hazard area with inadequate access, such as impaired emergency evacuation routes or public rights of way with the addition of development standards; within areas that have inadequate water and pressure to meet fire flow standards, such as due to decreased water supply to implement the development standards; and within proximity to land uses that have the potential for dangerous fire hazard, such as the uncontrolled spread of a wildfire from open space land uses with high fuel loads.

Impact Analysis

The proposed program would result in no 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. The proposed

²⁶ 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>

²⁷ 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>

²⁸ County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

²⁹ 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>

³⁰ 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>

Ordinance requires compliance with the County's programs, standards, and regulatory programs for fuel management and fire protection. The improvements required pursuant to the Ordinance would not expose people or structures to fire risk. ~~Therefore, there will be less than significant impacts from hazards and hazardous materials in relation to the exposure of people or structures to a significant risk of loss, injury or death involving fires.~~

The potential for impacts to the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment due to hazardous wildfires 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts in relation to exposing people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires due to project location. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

Fire Access

In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in inadequate access in regard to emergency response and evacuation plans. The Green Zone Districts are not located in or near SRAs or classified as VHFHSZs or classified as other levels of FHSZs (see Table 2.9-1; see Figure 2.20-1). When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.³¹ These measures and development

³¹ 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

standards involved in the Green Zone Districts, such as construction of solid walls and planting trees, would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. 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 OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which would facilitate the evacuation process during a fire. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to impairment of emergency response plans or evacuation routes.

Fire Flow Standards

In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in inadequate water and pressure to meet fire flow standards. The Green Zone Districts are not located in or near SRAs or classified as VHFHSZs or classified as other levels of FHSZs (see Table 2.9-1; Figure 2.20-1). Regardless, County-wide FHSZ standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include fire flow and fire hydrant standards.³² As discussed in Section 2.19, *Utilities and Service Systems*, based on a review of water supply for parcels with County land use zoning designations that would be subject to the Green Zone District element of proposed program, there is sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaped (Table 2.19-1). Water sources include various sources such as the imported water, groundwater, and recycled wastewater. Water supply in proposed program area is served by the MWD and various member agencies to maintain sufficient water supplies available to serve the project, and they continue to implement water conservation projects and emergency supplies. The Green Zone District development standards would not result in water consumption which would decrease the water and pressure such that they would be inadequate to meet fire flow standards. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to water and pressure to meet fire flow standards. No further analysis is warranted.

Land Use Proximity

In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in a hazard due to proximity to land use that have the potential for dangerous fire hazard. The proposed improvements that are not located in or near SRAs or classified as VHFHSZs or classified as other levels of FHSZs (see Table 2.9-1; see Figure 2.20-1). These measures and development standards involved in the Green Zone Districts, such as construction of solid walls and planting trees, would 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, would 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 FHSZs.^{33,34} Additionally, the purpose of the Green Zone Districts is to implement development standards on industrial uses where sensitive uses are in close proximity.

³² 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>

³³ 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>

³⁴ 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>

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. The Green Zone Districts are also located within very urban areas in the County which typically do not contain land uses with high fuel loads. These are communities that are located in a highly urbanized area of the Los Angeles Basin and have been in existence for many years with existing urban infrastructure. The improvements to the industrial facilities would be located behind property lines and would not create fuel loads. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no significant impacts from 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.

Therefore, the Green Zone Districts would result in no impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity to existing industrial uses. ~~New sensitive uses that are constructed next to existing industrial uses would be required to implement more stringent development standards similar to those required for existing industrial uses, to protect these new sensitive uses from impacts from existing industrial uses adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.~~ The construction of these measures would not differ substantially from existing conditions, as they would be minor additions to new residential or other sensitive use construction. No further analysis is warranted.

Fire Access

In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in inadequate access in regard to emergency response and evacuation plans. When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.³⁵ These measures and development standards for new sensitive uses, such as construction of solid walls and planting trees, would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the

³⁵ 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

properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. 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. The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which would facilitate the evacuation process during a fire. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts to impairment of emergency response plans or evacuation routes. No further analysis is warranted.

Fire Flow Standards

In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in inadequate water and pressure to meet fire flow standards. As discussed in Section 2.19, Utilities and Service Systems, based on a review of water supply for parcels with County land use zoning designations that would be subject to the New Sensitive Uses element of proposed program, there are sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaped (Table 2.19-1). Water sources include various sources such as the imported water, groundwater, and recycled wastewater. Water supply in proposed program area is served by the MWD and various member agencies to maintain sufficient water supplies available to serve the project, and they continue to implement water conservation projects and emergency supplies. The New Sensitive Use development standards would not result in water consumption which would decrease the water and pressure such that they would be inadequate to meet fire flow standards. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts to water and pressure to meet fire flow standards. No further analysis is warranted.

Land Use Proximity

In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in a hazard due to proximity to land use that have the potential for dangerous fire hazard. These measures and development standards for new sensitive uses, such as construction of solid walls and planting trees, would 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, would 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 FHSZs.^{36,37} While the purpose of the New Sensitive Uses element is to implement development standards on new sensitive uses adjacent to industrial land uses, which may contain fire hazards, the development standards would protect new sensitive uses from the existing industrial uses. This element would not be the cause of the new sensitive use being placed nearby an industrial land use, but rather would mitigate the effects that may come from it to avoid exposure to pollutants from nearby land uses. 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, would not cause or exacerbate fire risks. Additionally, the improvements to New Sensitive Uses would be located behind property lines and would not create fuel loads. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no significant impacts from 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. No further analysis is warranted.

³⁶ 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>

³⁷ 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>

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no 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. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

Fire Access

The construction of these measures for specific recycling and waste management uses would not differ substantially from existing conditions, such that they would result in inadequate access in regard to emergency fire response and evacuation plans. When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on

the disaster to facilitate the evacuation process.³⁸ These measures and development standards for specific recycling and waste management uses, such as construction of solid walls and planting trees, would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. 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. The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which would facilitate the evacuation process during a fire.

The Supermarket Accessory Recycling Collection Centers would result in no impacts within a high fire hazard area with inadequate access. These structures would be minimal additions to existing supermarket facilities. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. They would be setback a minimum of 10 feet behind property lines, structures, public rights of way, and driveways, and therefore would not obstruct available fire protection access. The construction of Supermarket Accessory Recycling Collection Centers would not differ substantially from existing conditions, such that they would result in inadequate access in regard to emergency response and evacuation plans. Therefore, the new development standards for Recycling and Waste Management Revisions would result in no impacts to impairment of emergency response plans or evacuation routes. Therefore, the new development standards would result in no impacts to impairment of emergency response plans or evacuation routes. No further analysis is warranted.

Fire Flow Standards

The construction of these measures for specific recycling and waste management uses would not differ substantially from existing conditions, such that they would result in inadequate water and pressure to meet fire flow standards. County-wide FHSZs standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include fire flow and fire hydrant standards.³⁹ As discussed in Section 2.19, Utilities and Service Systems, these revisions would result in less than significant impacts to water supply. Water supply in proposed program area is served by the MWD and various member agencies to maintain sufficient water supplies available to serve the project, and they continue to implement water conservation projects and emergency supplies. Any construction would be in compliance with development standards and would not substantially alter the existing conditions for existing industrial uses in relation to water supply within the proposed program area, and increased water supply needed for recycling and solid waste facilities would be in compliance with county development standards. The Recycling and Waste Management development standards would not result in water consumption which would decrease the water and pressure such that they would be inadequate to meet fire flow standards.

The Supermarket Accessory Recycling Collection Centers would result in no impacts to water and pressure to create inadequate fire flow standards. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. These structures would be minimal additions to existing supermarket facilities and would not require additional water consumption. As discussed in Section 2.19, Utilities and Service System, the Supermarket Accessory Recycling Collection revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water would occur such that water and pressure in the area would be reduced. The construction of Supermarket Accessory Recycling Collection Centers would not differ substantially from existing conditions, such that they would create inadequate water and pressure. Therefore, the new development standards for Recycling and Waste Management Revisions would result in no impacts to water and pressure to meet fire flow standards. Therefore, the new development standards would result in no impacts to water and pressure to meet fire flow standards. No further analysis is warranted.

³⁸ 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

³⁹ 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>

Land Use Proximity

The construction of these measures for specific recycling and waste management uses would not differ substantially from existing conditions, such that they would result in a hazard due to proximity to land use that have the potential for dangerous fire hazard. These measures and development standards for new sensitive uses, such as construction of solid walls and planting trees, would 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, would 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 FHSZs.^{40,41} While the purpose of these revisions is to implement development standards on specific recycling and waste management uses, which may contain fire hazards, the development standards would protect adjacent land uses from the existing uses. This element would not be the cause of a land use being placed nearby an industrial land use, but rather would mitigate the effects that may come from it to avoid exposure to pollutants from nearby land uses. These measures to reduce the incompatibility of recycling and solid waste uses with surrounding land uses through development standards would not cause or exacerbate fire risks. New recycling processing and organic waste facilities would be processed on a project by project basis and subject to environmental review under CEQA in relation to hazards and hazardous materials prior to project approval. Additionally, the improvements to recycling and solid waste land uses would be located behind property lines and would not create fuel loads.

The Supermarket Accessory Recycling Collection Centers would result in no impacts within a high fire hazard area with inadequate access. These structures would be minimal additions to existing supermarket facilities, and they would be ~~constructed~~ established on existing parking lots so that no new structures would be built. They would be placed behind property lines and would not result in increased fuel loads given that they would be located on an existing supermarket lot and would be maintained in good condition. There would be no change in land use on the supermarket facility or adjacent to it. The construction of Supermarket Accessory Recycling Collection Centers would not differ substantially from existing conditions, such that they would create land use with potential for a dangerous fire hazard. Therefore, the Supermarket Accessory Recycling Collection Centers would not result in a hazard due to proximity to land use that have the potential for dangerous fire hazard. Therefore, the new development standards would not result in a hazard due to proximity to land use that have the potential for dangerous fire hazard. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

Fire Access

The construction of Storage Enclosures for Recycling and Solid Waste Revisions would not differ substantially from existing conditions, such that they would result in inadequate access in regard to emergency response and evacuation plans. When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to

⁴⁰ 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>

⁴¹ 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>

facilitate the evacuation process.⁴² These Storage Enclosures for Recycling and Solid Waste Revisions would contain recycling and solid waste in areas that would not obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. 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. The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which would facilitate the evacuation process during a wildfire. Therefore, the new development standards for Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to impairment of emergency response plans or evacuation routes. No further analysis is warranted.

Fire Flow Standards

The Storage Enclosures for Recycling and Solid Waste Revisions would not differ substantially from existing conditions, such that they would result in inadequate water and pressure to meet fire flow standards. County-wide FHSZs standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include fire flow and fire hydrant standards.⁴³ As discussed in Section 2.19, Utilities and Service Systems, the Storage Enclosures for Recycling and Solid Waste Revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water would occur such that water and pressure in the area would be reduced. Water supply in the proposed program area is served by the MWD and various member agencies to maintain sufficient water supplies available to serve the project, and they continue to implement water conservation projects and emergency supplies. Any construction would be in compliance with development standards and would not substantially alter the existing conditions for existing land uses in relation to water supply within the proposed program area, and increased water supply needed for Storage Enclosures for Recycling and Solid Waste Revisions would be in compliance with county development standards. The Storage Enclosures for Recycling and Solid Waste Revisions development standards would not result in water consumption which would decrease the water and pressure such that they would be inadequate to meet fire flow standards. Therefore, the new development standards for Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to water and pressure to meet fire flow standards. No further analysis is warranted.

Land Use Proximity

The Storage Enclosures for Recycling and Solid Waste Revisions would not differ substantially from existing conditions, such that they would result in a hazard due to proximity to land use that have the potential for dangerous fire hazard. These structures would be minimal additions to existing land uses, and they would be constructed behind property lines and would not result in increased fuel loads given that they would be located on an existing lot and would be maintained in a clean, litter-free condition. There would be no change in land use either of the facility itself or of adjacent land uses. The construction of Storage Enclosures for Recycling and Solid Waste Revisions would not differ substantially from existing conditions, such that they would create land use with potential for a dangerous fire hazard. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would not result in a hazard due to proximity to land use that have the potential for dangerous fire hazard.

Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to hazards and hazardous materials from exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving fires. No further analysis is warranted.

⁴² 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

⁴³ 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>

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

Existing Conditions

The purpose of the Safety Element of the Los Angeles County General Plan 2035 is to reduce the potential risk of death injury and economic damage resulting from natural and man-made hazards.⁴⁴ In addition, the General Plan Safety Element designates at-risk areas as FHSZs per government code sections 51175–51189. In the unincorporated areas of the Los Angeles County, SRAs have been classified as Very High, High, and Moderate. However, Local and Federal Responsibility Areas are classified as Very High. The Fire Department assists, supports, and institutes a variety of regulatory programs and standards. Among those programs and standards include fire-related land use and building regulations, hillside ordinances, fire standards, vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections to name a few. Furthermore, the County’s Fire Department is one of six contract counties that maintain a contractual relationship with CAL FIRE who implements the California Fire Plan. The California Fire Plan guides the Los Angeles County Strategic Fire Plan developed by the Fire Department.⁴⁵ The County Fire Department’s Strategic Fire Plan also includes a map of existing Fire Department helispot fuel reduction projects, water resources, motorway maintenance maps, and a description of the road and fuel maintenance functions of the Fire Department.⁴⁶ Furthermore, Section 503 of Title 32 provides additional specifications for fire access roads in developed areas, including dimensions and markings.

Section V (Emergency Response) of the Safety Element of the Los Angeles County General Plan states the provision of disaster routes (Figure 2.20-1) through the OAERP.⁴⁷ When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.⁴⁸ 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.⁴⁹

The Fire Department provides fire, safety, and emergency medical services to the unincorporated areas. The Strategic Fire Plan includes the County of Los Angeles Fire Department Operations Bureau Map, which indicates that emergency services are available in all unincorporated areas of the County. Additionally, many cities within Los Angeles County utilize Fire Department services. There are three major geographic regions in the Fire Department service area, which are divided into nine divisions and 22 battalions.⁵⁰ The County of Los Angeles Disaster Routes (Figure 2.20-1).⁵¹ The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in Los Angeles County.

The County’s Fire Department assist and supports the implementation of the CAL FIRE FHSZs model in Los Angeles County. In an effort to reduce the threats to lives and property, the Fire Department has instituted a variety of regulatory programs and standards. These include vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspection program. In addition to these programs, the Fire Department,

⁴⁴ 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>

⁴⁵ Los Angeles County Fire Department. May 2018. 2017-2021 Strategic Plan: Act. Action. Accomplish. Available at: <https://www.fire.lacounty.gov/wp-content/uploads/2018/10/LACoFD-Strategic-Plan-2017-2021.pdf>

⁴⁶ 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>

⁴⁷ 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>

⁴⁸ 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

⁴⁹ County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

⁵⁰ County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

⁵¹ County of Los Angeles Department of Public Works. Accessed June 2,2020. Los Angeles County Operational Area: Disaster Routes. Available at: <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

Public Works, and Building and Safety enforce fire and building codes related to development in FHSZs such as Title 20, 21, 26, and 32 (Fire Code). Furthermore, the General Plan Safety Element and the Strategic Fire Plan identifies and prioritizes pre- and post-fire management strategies and tactics to reduce loss of life, property, and natural resources.^{52,53} Fire prevention as it relates to FHSZs, and per the General Plan, the County's fire code and building regulations (Title 20, 21, 26, and 32), includes fire access and clearance road standards for equipment and public evacuation, access and circulation standards, fire flow and fire hydrant standards, brush clearances around structures within hillsides that are fire prone, fuel modification, 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).⁵⁵

Threshold of Significance

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. A substantial adverse effect on wildfire risk would normally occur as a result of a physical change in the environment that would exacerbate or expose people to significant wildfire risk involving loss, injury or death. The County's General Plan per the government code sections 51175–51189 define at-risk areas as FHSZs and SRAs being classified as Very High, High and Moderate within the County.^{56,57} A substantial adverse effect would occur when the use proposed in the project would constitute a potentially dangerous fire hazard. Uses which constitute a potentially dangerous fire hazard may include open space with high fuel loads, industrial areas, and other land uses in which the operations have the potential to become fire hazards.

Impact Analysis

The proposed program would result in no impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. The potential for impacts to hazards and hazardous materials has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment in regard to a proposed use that constitutes a potentially dangerous fire hazard 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. The new development standards would result in a more stringent

⁵² Los Angeles County Fire Department. May 2018. 2017-2021 Strategic Plan: Act. Action. Accomplish. Available at: <https://www.fire.lacounty.gov/wp-content/uploads/2018/10/LACoFD-Strategic-Plan-2017-2021.pdf>

⁵³ 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>

⁵⁴ Los Angeles County Fire Department. May 2018. 2017-2021 Strategic Plan: Act. Action. Accomplish. Available at: <https://www.fire.lacounty.gov/wp-content/uploads/2018/10/LACoFD-Strategic-Plan-2017-2021.pdf>

⁵⁵ 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>

⁵⁶ 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>

⁵⁷ 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>

entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to exacerbated wildfire risk due to slope, prevailing winds, and other factors and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in or near SRAs or lands classified as VHFHSZs. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~40~~ 7 years of adoption of the Ordinance.

In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would constitute a potentially significant fire hazard because the proposed improvements are not located in or near SRAs or classified as VHFHSZs or classified as other levels of FHSZs (see Table 2.9-1; Figure 2.20-1). These measures such as construction of solid walls and planting trees would 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 would 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.^{58, 59}

The use of the proposed program, development standards for industrial uses, do not constitute a potentially dangerous fire hazard. These development standards would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close~~

⁵⁸ 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>

⁵⁹ 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>

~~proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. In addition, the 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.^{60,61} The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would obstruct or impair adopted emergency response plans and emergency evacuation routes. 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.⁶² 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.⁶³ The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in Los Angeles County. Furthermore, the Ordinance is expanding development standards for requiring screening, buffers, or placement of features between incompatible uses of non-conforming and new construction projects. 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, would not constitute a fire hazard. The use of the proposed program, development standards for new sensitive uses, do not constitute a potentially dangerous fire hazard. These development standards would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use. Therefore, New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities

⁶⁰ 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>

⁶¹ 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>

⁶² County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

⁶³ 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

would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. In addition, the Fire Department along with Public Works, assists, supports and institutes a variety of applicable regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, brush clearance inspections, enforcement of fire and building codes as they relate to Title 32 requirements of the fire code for development in FHSZs.^{64,65} These measures to reduce the incompatibility of recycling and solid waste uses with surrounding land industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, would not constitute a fire hazard. The use of the proposed program, development standards for recycling and solid waste uses, do not constitute a potentially dangerous fire hazard. These development standards would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-MJ, C-R, C-RU, MXD, MXD-RU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. Supermarket Accessory Recycling Collection Centers would not constitute a potentially dangerous fire hazard. These structures would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use. Therefore, there would be no impact. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Waste Management Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. Any new development or expansion of existing development would be 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

⁶⁴ 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>

⁶⁵ 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>

doorway, and enhanced circulation. Additionally, the Ordinance would only apply to new development and expansion of existing development. The construction of an onsite storage enclosure would not substantially alter the existing conditions such that slope stability would be impacted. The storage would be required to have view-obstructing fence or wall enclosures which the height of the stored items could not exceed and thereby would not intrude within circulation patterns and maintain clearances. The development standards for storage enclosures within a recycling and solid waste facility, located outside of a building, would 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. Municipal solid waste, recyclables, and compostable material containers would 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 would be deposited and stored in containers that have lids and are made of metal, and the containers would be maintained in good condition with no structural damage, holes, visible rust, or graffiti. The storage areas shall be accessible to residents, employees, and haulers at all times. The Storage Enclosures for Recycling and Solid Waste Revisions would not result in a substantial change, as the development standards for storage enclosures require them to be kept in good condition and away from circulation clearances. Construction and maintenance of the improvements can be accomplished within the properties and would not utilize materials that would contribute to fuel load or become a source of pollutants during a wildfire that would expose workers or nearby residents to excessive pollutant concentrations during a wildfire. Regulations and programs such as building codes, vegetation management, and fire inspections would reduce fuel load or source of pollutants during a wildfire. As such, the addition of Storage Enclosures for Recycling and Solid Waste Revisions would not result in an adverse impact such that slope, wind or other factors in relation to exposure to pollutants from wildfires or uncontrolled wildfires would be impacted in or near SRAs or lands classified as VHFHSZs. Storage enclosures would not constitute a potentially dangerous fire hazard. These structures would be placed behind property lines and would not result in increased fuel loads, and they do not constitute a potentially hazardous land use, as they would not store any hazardous materials. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to hazards and hazardous materials in regard to a proposed use that constitutes a potentially dangerous fire hazard. No further analysis is warranted.

2.10. HYDROLOGY AND WATER QUALITY

This analysis is undertaken to determine if the proposed program may have a significant impact to hydrology and water quality, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to the Los Angeles Regional Water Quality Control Board (RWQCB), the Lahontan RWQCB, the Conservation and Natural Resources Element and Public Services and Facilities Element of the Los Angeles County (County) General Plan 2035,² the 2015 Antelope Valley Area Plan – Town & Country,³ and the 2012 Santa Clarita Valley Area Plan – One Valley One Vision,⁴ the State Water Resources Control Board Onsite Wastewater Treatment Systems Policy (OWTS Policy),⁵ National Flood Insurance Program Flood Insurance Rate Maps for Los Angeles and Kern Counties, the 75 U.S. Geological Survey (USGS) 7.5-minute series topographic quadrangles where the proposed program study area is located, and a review of published and unpublished literature.

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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:				
(i) Result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

³ Los Angeles County Department of Regional Planning. June 2015. Antelope Valley Area Plan – Town & County. http://planning.lacounty.gov/assets/upl/project/tnc_draft-20150601.pdf

⁴ Los Angeles County Department of Regional Planning. 2012. Santa Clarita Valley Area Plan – One Valley One Vision. http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012.pdf

⁵ State Water Resource Control Board. 19 June 2012. Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy). https://www.waterboards.ca.gov/water_issues/programs/owts/docs/owts_policy.pdf

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|--|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (iii) 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (iv) 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | | | | |

Existing Conditions

Water is imported into the County from three sources: the Colorado River, the Bay Delta in Northern California via the State Water Project, and the Owens Valley via the Los Angeles Aqueduct. The Los Angeles RWQCB (Region 4) has prepared a Water Quality Control Plan (Basin Plan) for the Los Angeles Region, which includes the coastal watersheds of Los Angeles and Ventura Counties.⁶ The Lahontan RWQCB (Region 6) has prepared a Basin Plan for the Lahontan Region, which includes the inland watersheds of the Mojave Desert in Los Angeles County east and northeast through San Bernardino, Kern, Inyo, and Mono Counties to the Nevada state border and north to the Oregon state border.⁷ The Basin Plans assign beneficial uses to surface and groundwater such as municipal water supply and water-contact recreation to all waters in the basin. They also set water-quality objectives, subject to approval by the U.S. Environmental Protection Agency (EPA), intended to protect designated beneficial uses. These objectives apply to specific parameters (numeric objectives) and general characteristics of the water body (narrative objectives). An example of a narrative objective is the requirement that all waters must remain free of toxic substances in concentrations producing detrimental effects upon aquatic organisms. Numeric objectives specify concentrations of pollutants that are not to be exceeded in ambient waters of the basin.

⁶ California Water Boards: Los Angeles – R4. Accessed June 9, 2020. *Los Angeles Basin Plan*. Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/

⁷ California Water Boards: Lahontan – R6. Accessed June 9, 2020. *Lahontan Basin Plan*. Available at: https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/

Storm water discharges that are composed entirely of runoff from qualifying construction activities may require regulation under the General Construction Activity Storm Water Permit issued by the SWRCB. Construction activities that qualify include clearing, grading, excavation, reconstruction, and dredge-and-fill activities that result in the disturbance of at least 1 acre and less than 5 acres of total land area.

The Conservation and Natural Resources Element of the County General Plan identifies 21 major groundwater basins, or aquifers, within the nine watersheds in Los Angeles County, six of which are primarily located in Los Angeles County (Figure 2.10-1, *Los Angeles County Groundwater Basins*; Figure 2.10-2, *Los Angeles County Watersheds*).⁸ There are a total of 61,307 parcels subject to the proposed program in the Antelope-Freemont Valleys watershed, 28,822 project parcels in the Los Angeles watershed, 17,637 project parcels in the Santa Clara River watershed, 17,525 project parcels in the San Gabriel watershed, and several other parcels in the remaining five watersheds in the County. The area subject to the proposed program is primarily located within the Antelope-Freemont Valleys watershed (45 percent of project parcels). Appendix E of the County General Plan provides an overview of the six major watersheds.

Threshold of Significance

A substantial adverse effect would occur if surface or ground water quality was degraded due to a violation of water quality standards or waste discharge requirements.

Impact Analysis

The potential for impacts to hydrology and water quality has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment to hydrology and water quality 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 (see Table 1.IV-2, *Development Standards*).

Element 1 – Green Zone Districts

The Green Zone Districts element would result in potentially 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. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially 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.

⁸ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035. [http://planning.lacounty.gov/generalplan/generalplan Chapter 9](http://planning.lacounty.gov/generalplan/generalplan%20Chapter%209) available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

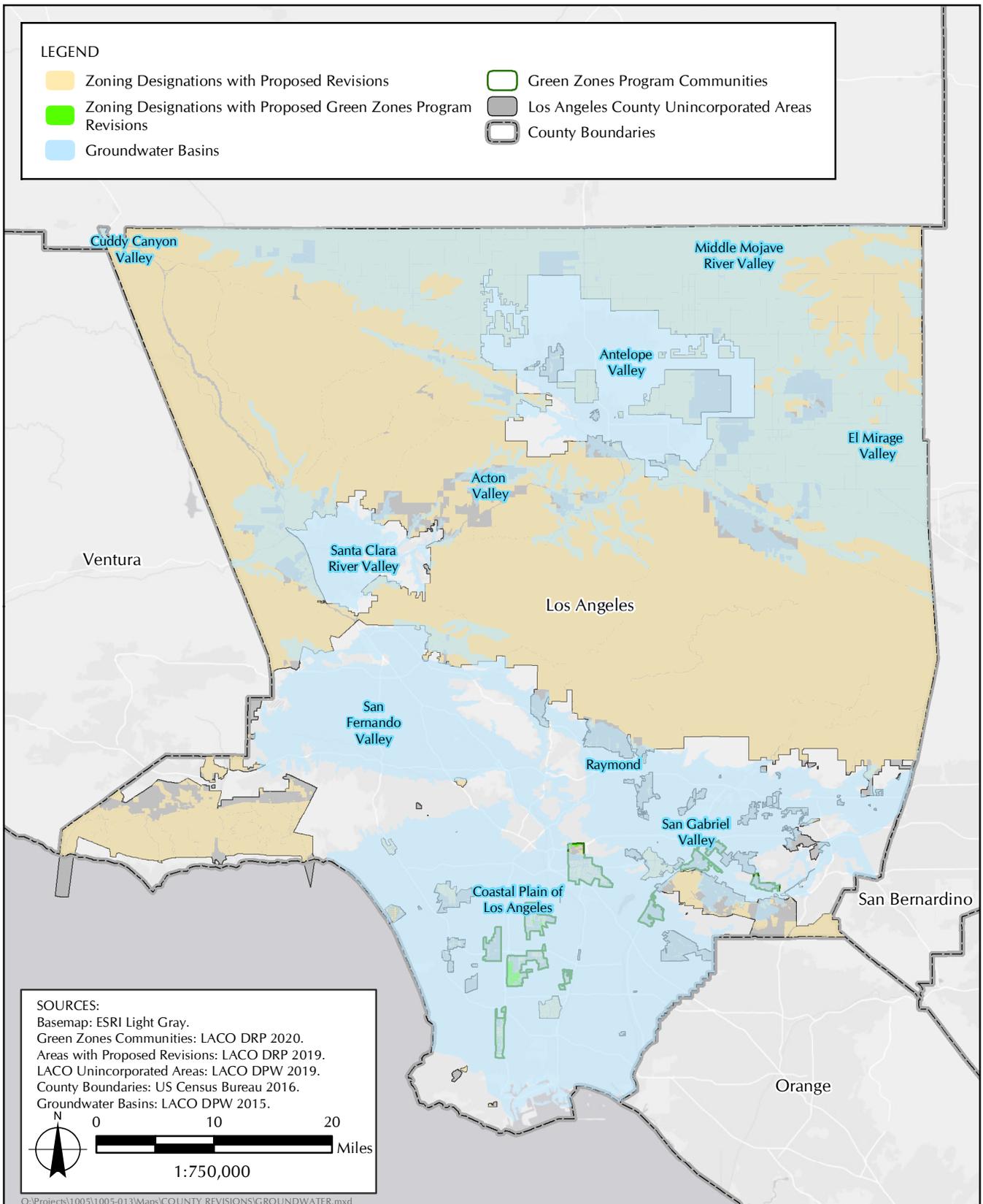


FIGURE 2.10-1
 Los Angeles County Groundwater Basins

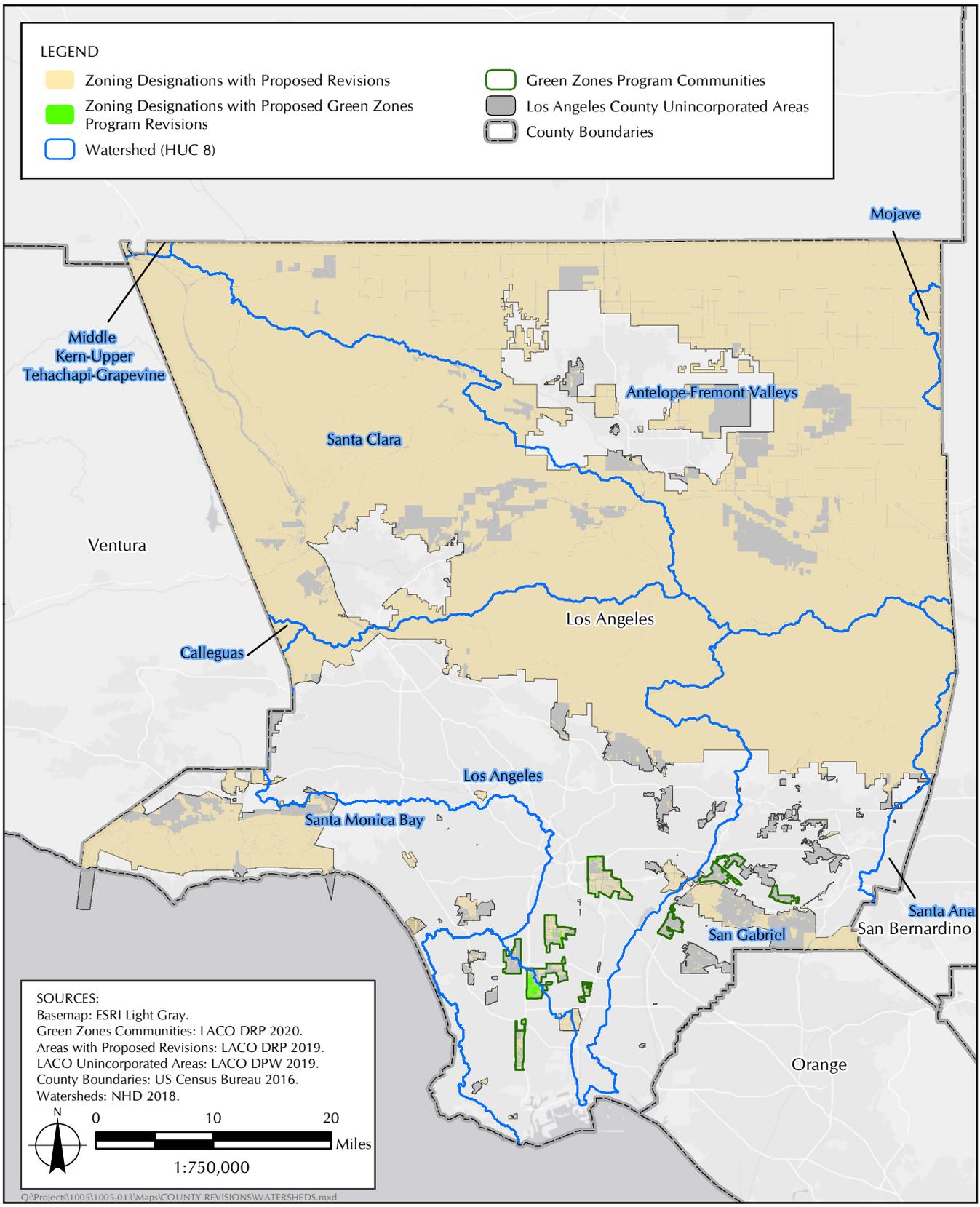


FIGURE 2.10-2
 Los Angeles County Watersheds

Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, As part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. The construction of these measures would not differ substantially from existing conditions on individual properties, as they would be minor additions to existing industrial land uses. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles Low-Impact Development (LID) Ordinance to reduce the impacts of the development.⁹ In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions.

However, these 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. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would have the potential to result in significant impacts to hydrology and water quality in relation to water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality, requiring the consideration of mitigation measures and alternatives in an EIR.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in potentially 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new sensitive uses, such as dwelling units, schools and school yards, parks, playgrounds, daycare centers,

⁹ County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/lid/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

preschools, nursing homes, hospitals, shelters, and daycares, or preschools as accessory use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.~~ In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions. 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, would not violate water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality.

However, these new impervious areas may increase surface runoff containing typical pollutants generated adjacent to industrial land uses which could result in water quality impacts to nearby surface water bodies. Therefore, the new development standards for New Sensitive Uses near industrial, recycling and solid waste, or vehicle-related uses would result in potentially 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, requiring the consideration of mitigation measures and alternatives in an EIR.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would have the potential to result in 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. The Recycling and Waste Management Revisions would require that recycling processing facilities, and pallet yards pave areas designated for operations, vehicle parking, vehicle circulation, or storage of materials or equipment with impervious materials such as an asphalt or an oil and aggregate mixture and maintained to the satisfaction of the Director (Section 22.140.690, 740, 22.84.030). The purpose of this would be to protect water quality from contaminants associated with industrial uses, as it would prevent offsite water leak or contamination. As a result, implementation of the proposed program would result in the construction of new areas of impervious surfaces. These 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. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.¹⁰ However, the cumulative increase in impervious surfaces may result in significant impacts to water quality, requiring the consideration of mitigation measures and alternatives in an EIR.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

However, regardless of the LID Ordinance and LID Standards Manual, the cumulative quantity of new impervious surfaces is unknown, given that the implementation of development standards under Green Zone Districts would occur

¹⁰ County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/lid/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

at various sites across the County. Increased runoff from individual properties combined with typical pollutants generated on industrial land uses could result in water quality impacts because the new impervious areas may increase surface runoff containing typical pollutants generated adjacent to industrial land uses, which could result in water quality impacts to nearby surface water bodies.

The Supermarket Accessory Recycling Collection Centers revisions would have the potential to result in 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. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

Per Chapter 22.140-660.710, the supermarket recycling collection containers would be required to be placed on a paved surface. Per Chapter 22.128, the surface where a storage area is located and two feet beyond the walls of the enclosure would be required to be paved pursuant to County Code 22.112.080.E with concrete, asphalt, or another approved material. The compliance with development standards would not substantially alter the existing conditions at an individual parcel such that there would be impedance or redirection of flood flows. However, these 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. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.¹¹ However, the cumulative increase in impervious surfaces may result in significant impacts to water quality. Therefore, the proposed program would have the potential to result in 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, requiring the consideration of mitigation measures and alternatives in an EIR.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would have the potential to result in 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. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

¹¹ County of Los Angeles. Low Impact Development Standards Manual. February 2014.
<https://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

Per Chapter 22.140-660.710, the supermarket recycling collection containers would be required to be placed on a paved surface. Per Chapter 22.128, the surface where a storage area is located and two feet beyond the walls of the enclosure would be required to be paved pursuant to County Code 22.112.080.E with concrete, asphalt, or another approved material. The compliance with development standards would not substantially alter the existing conditions at an individual parcel such that there would be impedance or redirection of flood flows. However, these 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. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.¹² Additionally, the proposed program would require the implementation of the National Pollutant Discharge Elimination System (NPDES) for locations in excess of one acre, LID Ordinance, Hillside Management Ordinance, and MS-4 Permit. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions have the potential to result in 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, requiring the consideration of mitigation measures and alternatives in an EIR.

The proposed Green Zones Program would have the potential to 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. Further analysis was conducted based on the Green Zones Program Initial Study which reduced impacts to the level of less than significant in relation to violating water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality. 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. The new impervious areas as a result of the proposed program may increase surface runoff containing typical pollutants generated on industrial land uses, which could result in water quality impacts to nearby surface water bodies. Therefore, the proposed Green Zones Program would have the potential to result in 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, requiring the consideration of mitigation measures and alternatives in an EIR.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Existing Conditions

Water is imported into the County from three sources: the Colorado River, the Bay Delta in Northern California via the State Water Project, and the Owens Valley via the Los Angeles Aqueduct. The Los Angeles RWQCB (Region 4) has prepared a Basin Plan for the Los Angeles Region, which includes the coastal watersheds of Los Angeles and Ventura Counties.¹³ The Lahontan RWQCB (Region 6) has prepared a Basin Plan for the Lahontan Region, which includes the inland watersheds of the Mojave Desert in Los Angeles County east and northeast through San Bernardino, Kern, Inyo, and Mono Counties to the Nevada state border and north to the Oregon state border.¹⁴ The Basin Plans assign beneficial uses to surface and groundwater such as municipal water supply and water-contact recreation to all waters in the basin. They also set water-quality objectives, subject to approval by the EPA, intended to protect designated beneficial uses. These objectives apply to specific parameters (numeric objectives) and general characteristics of the water body (narrative objectives). An example of a narrative objective is the requirement that all waters must remain free of toxic substances in concentrations producing detrimental effects upon aquatic organisms. Numeric objectives specify concentrations of pollutants that are not to be exceeded in ambient waters of the basin.

¹² County of Los Angeles. Low Impact Development Standards Manual. February 2014. <https://dpw.lacounty.gov/1dd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

¹³ California Water Boards: Los Angeles – R4. Accessed June 9, 2020. *Los Angeles Basin Plan*. Available at: https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/

¹⁴ California Water Boards: Lahontan – R6. Accessed June 9, 2020. *Lahontan Basin Plan*. Available at: https://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/

The Conservation and Natural Resources Element of the County General Plan identifies 21 major groundwater basins, or aquifers, within the nine watersheds in Los Angeles County, six of which are primarily located in Los Angeles County (see Figure 2.10-1 and Figure 2.10-2).¹⁵ Aquifers can hold millions of acre-feet of water and extend for miles. Except during times of drought, groundwater extraction accounts for nearly one-third of the water usage in the unincorporated areas. There are a total of 61,307 parcels subject to the proposed program in the Antelope-Freemont Valleys watershed, 28,822 project parcels in the Los Angeles watershed, 17,637 project parcels in the Santa Clara River watershed, 17,525 project parcels in the San Gabriel watershed, and several other parcels in the remaining five watersheds in the County. The area subject to the proposed program is primarily located within the Antelope-Freemont Valleys watershed (45 percent of project parcels). Appendix E of the County General Plan provides an overview of the six major watersheds:

- 1. Antelope Valley Watershed:** The southern half of the Lahontan hydrologic region is located in the Antelope Valley. Unlike the coastal watersheds in Los Angeles County, it is a closed basin on the edge of the Mojave Desert, having no outlet to the ocean or major river system. Numerous streams drain the north-facing San Gabriel Mountains, carrying rainfall and snow melt from the Angeles National Forest into the Antelope Valley. Significant stream systems in the Antelope Valley are Amaroosa Creek, Big Rock Creek, and Little Rock Creek. During most years, the rainfall in the Antelope Valley is scant, averaging less than eight inches per year. Every few years, major storms cause flooding, sending sheets of water flow across the eastern portion of the Antelope Valley to the dry lakebeds of Rosamond and Rodgers lakes in Kern County. Antelope Valley Watershed has a natural runoff process which is important for benefits the local communities with groundwater recharge and surfaces the dry lake beds.
- 2. Los Angeles River:** The Los Angeles River watershed covers approximately 870 square miles, a small part of which extends into Ventura County. It includes the San Fernando Valley and is the largest watershed in the Los Angeles Basin. The river extends 51 stream miles, from the confluence of Bell Creek and Arroyo Calabasas, to the Pacific Ocean. The first 32 miles of the river flow through the cities of Los Angeles, Burbank, and Glendale, and then, subsequently, through Vernon, Commerce, Maywood, Bell, Bell Gardens, Lynwood, Compton, South Gate, Paramount, Cudahy, and Long Beach. Numerous tributaries feed the Los Angeles River, as it flows through the San Fernando Valley and the coastal plain to the Long Beach Harbor. These tributaries include Tujunga Wash, Verdugo Wash, Arroyo Seco, Rio Hondo, and Compton Creek. Several important biotic communities exist in the northern tributaries that feed the river, including freshwater marsh areas in Tujunga Canyon and the Hansen Flood Control Basin. The Los Angeles River's sole purpose for years has been efficient water conveyance—carrying stormwater from the land to the ocean as quickly as possible. Efforts continue under the auspices of the Los Angeles County Flood Control District to capture as much stormwater as possible and redirect it to regional groundwater recharge areas to replenish groundwater basins, saving thousands of acre-feet of water every year.
- 3. Los Angeles Harbor:** The major river system within the area that drains to Los Angeles Harbor is the Dominguez Channel. The Dominguez Channel watershed, part of the larger Los Angeles Harbor watershed, is located within the southern portion of Los Angeles County and encompasses approximately 110 square miles of intensely urban area. Approximately 81 percent of the watershed is developed. Residential development covers nearly 40 percent of the watershed, and another 41 percent is made up by industrial, commercial and transportation uses. With a population of nearly 1 million, considerable demands are made on infrastructure and services within the watershed. Local water supply is limited and the majority of water use is provided by imported sources. Parkland and open space are in short supply and generally are deficient. Another significant stream system within the Los Angeles Harbor watershed is the Wilmington Drain.
- 4. San Gabriel River:** The San Gabriel River watershed encompasses part of the Angeles National Forest, the San Gabriel Valley, and large urban areas in southeast portion of Los Angeles County. It is bounded by the Los Angeles River on much of its western flank, and extends to San Bernardino and Orange counties. Totalling more than 640 square miles, the watershed has extensive areas of un-channeled tributaries, which support riparian and woodland habitats. The San Gabriel River extends 59 stream miles from the Angeles National

¹⁵ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035. [http://planning.lacounty.gov/generalplan/generalplan Chapter 9](http://planning.lacounty.gov/generalplan/generalplan%20Chapter%209) available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

Forest to the Pacific Ocean, draining 350 square miles of land. It also recharges groundwater tables in several basins. The major tributaries that feed the San Gabriel River include Coyote Creek, Walnut Creek, Puente Creek and San Jose Creek.

5. **Santa Clara River:** The Santa Clara River watershed is an extensive hydrologic system that encompasses the western portion of the Angeles National Forest in Los Angeles County and the eastern portion of Los Padres National Forest in Ventura County. The river is an essential component of this watershed. It recharges local groundwater, provides riparian habitat and supplies water to downstream agricultural lands in Ventura County. It is the largest relatively unaltered river system in Southern California, and the single most important natural wildlife corridor in Los Angeles County. The Santa Clara River and its tributaries provide drainage for approximately 654 square miles of the upper watershed within Los Angeles County.
6. **Santa Monica Bay Coastal Watersheds:** The County, other agencies, cities, and stakeholders coordinate the management of the coastal watersheds of Santa Monica Bay as two distinct management areas, due to the vast differences in land use and population density: North Santa Monica Bay watersheds (North Bay) and the South Santa Monica Bay watersheds (South Bay). The North Bay consists of the Malibu Creek and Topanga Creek watersheds as well as sixteen other rural coastal watersheds. North Bay watersheds are primarily natural open space with low-density residential developments. The South Bay includes Ballona Creek watershed, Marina del Rey, and 10 urban coastal sub-watersheds. The coastal watersheds of the Santa Monica Bay extend from the Ventura County-Los Angeles County line to outer Cabrillo Beach in San Pedro. This length includes 44 beaches along 55 miles of coastline.

Threshold of Significance

A substantial adverse impact would occur if sustainable ground water management of a basin were impeded by a decrease in ground water supplies or the interference of groundwater recharge.

Impact Analysis

The proposed program has the potential to result in significant impacts 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. Implementation of proposed program would result in the construction of new areas of impervious surfaces that may inhibit groundwater recharge.

The potential for impacts to hydrology and water quality has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

The Green Zone Districts element has the potential to result in significant impacts to hydrology and water quality in relation to decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would have the potential to result in significant impacts to hydrology and water quality in relation to decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Currently

the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, As part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

The Green Zone District covers approximately 1,950 acres of the County, including the communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, and Willowbrook. These areas are located in the Coastal Plains of Los Angeles and San Gabriel Valley ground water basins (see Figure 2.10-1).

The Green Zone District would not substantially decrease groundwater resources through operation or maintenance of the development standards, as the only measure that may require water is landscaping. However, the introduction of impervious surfaces as a result of the development standards may reduce the amount of precipitation available to seep into the groundwater. Therefore, the Green Zone Districts element has the potential to result in significant impacts to hydrology and water quality in relation to decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, requiring the consideration of mitigation measures and alternatives in an EIR.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would have the potential to result in significant impacts to hydrology and water quality in relation to decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

The updated standards for new sensitive uses would not substantially decrease groundwater resources through operation or maintenance of the development standards, as the only measure that may require water is landscaping. However, the introduction of impervious surfaces as a result of the development standards may reduce the amount of precipitation which is available to seep into the groundwater. Therefore, the new development standards for New Sensitive Uses have the potential to result in significant impacts 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, requiring the consideration of mitigation measures and alternatives in an EIR.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions have the potential to result in significant impacts to hydrology and water quality in relation to decrease in groundwater supplies or interfering substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. The Recycling and Waste Management Revisions cover nearly 600,000 acres of the County and are located in all nine groundwater basins in the County (Figure 2.10-1). The Recycling and Waste Management Revisions would not substantially decrease groundwater resources through operation or maintenance of the development standards, as the only measure that may require water is landscaping. However, the introduction of impervious surfaces as a result of the development standards may reduce the amount of precipitation that is available to seep into the groundwater.

The Supermarket Accessory Recycling Collection Centers have the potential for significant impacts on 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. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The

CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

These revisions are located in all nine groundwater basins in the County (see Figure 2.10-1). The Supermarket Accessory Recycling Collection Centers and Storage Enclosures for Recycling and Solid Waste Revisions would not substantially decrease groundwater resources through operation or maintenance of the recycling collection facilities or the development standards. However, the introduction of impervious surfaces as a result of the measures may reduce the amount of precipitation that is available to seep into the groundwater. Therefore, the proposed program has the potential to result in significant impacts to hydrology and water quality related to a decrease in groundwater supplies or interference substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, requiring the consideration of mitigation measures and alternatives in an EIR.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions has the potential to result in significant impacts to hydrology and water quality related to a decrease in groundwater supplies or interference substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. The new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These revisions are located in all nine groundwater basins in the County (Figure 2.10-1). The Supermarket Accessory Recycling Collection Centers and Storage Enclosures for Recycling and Solid Waste Revisions would not substantially decrease groundwater resources through operation or maintenance of the recycling collection facilities or the development standards. However, the introduction of impervious surfaces as a result of the measures may reduce the amount of precipitation that is available to seep into the groundwater. Therefore, the proposed program has the potential to result in significant impacts to hydrology and water quality related to a decrease in groundwater supplies or interference substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, requiring the consideration of mitigation measures and alternatives in an EIR.

- c) 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:**
 - (i) Result in substantial erosion or siltation on- or off-site?**

The potential for impacts to hydrology and water quality has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in 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 (see Table 1.IV-2).

Existing Conditions

The Green Zones Ordinance would apply to a total of 16,556 parcels which intersect blue-line streams. Impacts to natural water bodies would be required to comply with 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. Implementation of the

development standards required by the proposed program would also be subject to the County of Los Angeles LID Ordinance, which would prevent substantial erosion and siltation.¹⁶

Threshold of Significance

A substantial adverse impact would occur if substantial erosion or siltation on- or off-site were caused by substantial alterations to 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.

Impact Analysis

The proposed program would result in potentially 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.

Element 1 – Green Zone Districts

The Green Zone Districts have the potential to result in 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 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. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in 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 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and other with a CUP, and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

Impacts to natural water bodies would be required to comply with 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 function or values. Implementation of the development standards required by the proposed program would also be subject to the County of Los Angeles LID Ordinance, which would help prevent substantial erosion or siltation. Additionally, the construction of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. However, the cumulative quantity of new impervious surfaces is unknown. Increased runoff from many individual properties could result in impacts to surface water bodies that may

¹⁶ County of Los Angeles. February 2014. Low Impact Development Standards Manual.
<https://dpw.lacounty.gov/lid/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

increase the erosion downstream. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts to hydrology and water quality, warranting further investigation of impacts and mitigation measures in an EIR.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in potentially significant impacts to hydrology and water quality in relation 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 result in substantial erosion or siltation on- or off-site. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

Impacts to natural water bodies would be required to comply with 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 function or values. Implementation of the development standards required by the proposed program would also be subject to the County of Los Angeles LID Ordinance, which would help prevent substantial erosion or siltation. Additionally, the construction of these measures on individual properties would not differ substantially from existing conditions. However, the cumulative quantity of new impervious surfaces is unknown. Increased runoff from many individual properties could result in impacts to surface water bodies that may increase the erosion downstream. Therefore, the new development standards for New Sensitive Uses would result in potentially significant impacts to hydrology and water quality, warranting further investigation of impacts and mitigation measures in an EIR.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would have the potential to result in 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 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. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities

would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. While Element 3 would allow for development of Recycling and Waste Management facilities, the proposed improvements would require that all future recycling and solid waste facilities be subject to a CUP. In addition, no change in the underlying land use would occur.

Impacts to natural water bodies would be required to comply with 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. Construction of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would help prevent substantial siltation or erosion.¹⁷ Additionally, the construction of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. However, the cumulative quantity of new impervious surfaces is unknown. Increased runoff from many individual properties could result in impacts to surface water bodies which may increase the erosion downstream. Therefore, the Recycling and Waste Management Revisions have the potential to result in significant impacts to hydrology and water quality in relation to substantially altering the existing drainage pattern of the site or area, warranting further investigation of impacts and mitigation measures in an EIR.

The Supermarket Accessory Recycling Collection Centers revisions would have the potential to result in significant impacts on 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 result in substantial erosion or siltation on- or off-site. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

Impacts to natural water bodies would be required to comply with 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. Construction of the development standards required by the proposed program would also be subject to the County of Los Angeles LID Ordinance, which would help prevent substantial erosion and siltation.¹⁸ However, the cumulative

¹⁷ County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

¹⁸ County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

quantity of new impervious surfaces is unknown. Increased runoff from many individual properties could result in impacts to surface water bodies which may increase the erosion downstream. Therefore, the Supermarket Accessory Recycling Collection Centers have the potential to result in 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 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, thus warranting further investigation of impacts and mitigation measures in an EIR.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would have the potential to result in significant impacts on 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 result in substantial erosion or siltation on- or off-site. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

Impacts to natural water bodies would be required to comply with 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. Construction of the development standards required by the proposed program would also be subject to the County of Los Angeles LID Ordinance, which would help prevent substantial erosion and siltation.¹⁹ However, the cumulative quantity of new impervious surfaces is unknown. Increased runoff from many individual properties could result in impacts to surface water bodies which may increase the erosion downstream. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would have the potential to result in significant impacts on 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 result in substantial erosion or siltation on- or off-site, thus warranting further investigation of impacts and mitigation measures in an EIR.

(ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?

Existing Conditions

The area subject to the proposed program is primarily located within the Antelope-Freemont Valleys watershed (45 percent of project parcels), with the Los Angeles, San Gabriel, Santa Clara, and Santa Monica Bay watersheds also containing large portions, while the Calleguas, Middle Kern-Upper Tehachapi-Grapevine, Mojave, and Santa Ana watersheds include a much smaller portion (Table 2.10-1, *Project Parcels within Watersheds*).

¹⁹ County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/lid/lib/tp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

**TABLE 2.10-1
PROJECT PARCELS WITHIN WATERSHEDS**

Name of Watershed	Number of Project Parcels	Percentage of Project Parcels	Subset of Parcels within the Green Zone Districts Element
Antelope-Fremont Valleys	61,307	45%	0
Calleguas	30	0%	0
Los Angeles	28,822	21%	1,338
Middle Kern-Upper Tehachapi-Grapevine	16	0%	0
Mojave	730	1%	0
San Gabriel	17,525	13%	1440
Santa Ana	184	0%	0
Santa Clara	17,637	13%	0
Santa Monica Bay	9,132	7%	0

Threshold of Significance

A significant and adverse effect to hydrology would occur on-or offsite if there were to be a substantial increase in the rate amount, or depth of surface runoff.

Impact Analysis

The proposed program would result in potentially 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. Impacts to natural water bodies would be required to comply with 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. Implementation of the development standards required by the proposed program would also be subject to the County of Los Angeles LID Ordinance, which would prevent substantial erosion and siltation.²⁰

Element 1 – Green Zone Districts

The Green Zone Districts element has the potential to result in 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would have the potential to result in 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, As part of the General Plan Amendment Revisions, 27 ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 ~~15~~ of the 27 ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts

²⁰ 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>

with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 years of adoption of the Ordinance.

A total of 1,338 Los Angeles River watershed parcels and 1,440 San Gabriel River watershed parcels would be subject to the Green Zone Districts. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would help prevent substantial flooding. Additionally, the construction of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. However, the cumulative quantity of new impervious surfaces is unknown. Increased runoff from many individual properties could result in impacts to surface water bodies which may increase the flooding off-site and downstream. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would have the potential to result in 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site, warranting further investigation of impacts and mitigation measures in an EIR.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would have the potential to result in 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would help prevent substantial flooding. Additionally, the construction of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing ~~industrial land uses~~ development standards. However, the cumulative quantity of new impervious surfaces is unknown. Increased runoff from many individual properties could result in impacts to surface water bodies, which may increase the flooding off-site and downstream. Therefore, the New Sensitive Uses Revisions have the potential to result in 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site, warranting further investigation of impacts and mitigation measures in an EIR.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would have the potential to result in 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site.

Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would help prevent substantial flooding. Additionally, the construction of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. However, the cumulative quantity of new impervious surfaces is unknown. Increased runoff from many individual properties could result in impacts to surface water bodies, which may increase the flooding off-site and downstream.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. While Element 3 would allow for development of Recycling and Waste Management facilities, the proposed improvements would require that all future recycling and solid waste facilities be subject to a CUP. In addition, no change in the underlying land use would occur. Therefore, Recycling and Waste Management Revisions would have the potential to result in 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site, thus warranting further investigation of impacts and mitigation measures in an EIR.

The Supermarket Accessory Recycling Collection Centers revisions would have the potential to result in 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only

allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would help prevent substantial flooding. Additionally, the construction of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing supermarkets or industrial land uses. However, the cumulative quantity of new impervious surfaces is unknown. Increased runoff from many individual properties could result in impacts to surface water bodies, which may increase the flooding off-site and downstream. Therefore, the Supermarket Accessory Recycling Collection Centers would have the potential to result in significant impacts on 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 substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site, warranting further investigation of impacts and mitigation measures in an EIR.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would have the potential to result in 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 the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner that would result in flooding on site or off site. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance, which would help prevent substantial flooding. Additionally, the construction of these measures on individual properties would not differ substantially from existing conditions, as they would be minor additions to existing supermarkets or industrial land uses. However, the cumulative quantity of new impervious surfaces is unknown. Increased runoff from many individual properties could result in impacts to surface water bodies which may increase the flooding off-site and downstream. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would have the potential to result in significant impacts on 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 substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site, warranting further investigation of impacts and mitigation measures in an EIR.

(iii) 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?

Existing Conditions

The area subject to the proposed program is primarily located within the Antelope-Freemont Valleys watershed (45 percent of project parcels), with the Los Angeles, San Gabriel, Santa Clara, and Santa Monica Bay watersheds also containing large portions, while the Calleguas, Middle Kern-Upper Tehachapi-Grapevine, Mojave, and Santa Ana watersheds include a much smaller portion (Table 2.10-1). The Clean Water Act prohibits the discharge of pollutants to waters of the United States from stormwater, unless such discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) Permit. Additionally, the County has a Stormwater Ordinance that requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by an NPDES Stormwater Permit.²¹ The County Flood Control District maintains the County Storm Drain System, which encompasses 3,300 miles of underground storm drains throughout the County.²²

Threshold of Significance

A significant and adverse effect would occur if the storm water drainage system exceeded capacity or provided substantial additional sources of pollution due to the contribution of runoff water.

Impact Analysis

The proposed program has the potential to result in 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 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.

Element 1 – Green Zone Districts

The Green Zone Districts element would have the potential to result in significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties have the potential to result in significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping

²¹ County of Los Angeles. County General Plan.

²² Los Angeles County Department of Public Works. Los Angeles Flood Control District. Accessed 14 April 2020. <https://dpw.lacounty.gov/LACFCD/web/>

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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to ~~7~~ 40 years of adoption of the Ordinance.

The construction of these measures would not differ substantially from existing conditions on individual properties, as they would be minor additions to existing industrial land uses. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.²³ However, the cumulative quantity of new impervious surfaces is unknown. 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. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would have the potential to result in significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, warranting further investigation of impacts and mitigation measures in an EIR.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would have the potential to result in significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling and solid waste, or vehicle-related uses.

The construction of these measures would not differ substantially from existing conditions on individual properties, as they would be minor additions to existing industrial land uses. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.²⁴ However, the cumulative quantity of new impervious surfaces is unknown. Increased runoff from individual properties may exceed existing stormwater drainage infrastructure, and the runoff may contain

²³ County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/1dd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

²⁴ County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/1dd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

the typical pollutants generated on industrial land uses which could result in water quality impacts to storm drains. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would have the potential to result in significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, warranting further investigation of impacts and mitigation measures in an EIR.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would have the potential to result in significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. While Element 3 would allow for development of Recycling and Waste Management facilities, the proposed improvements would require that all future recycling and solid waste facilities be subject to a CUP. In addition, no change in the underlying land use would occur.

The construction of these measures would not differ substantially from existing conditions on individual properties, as they would be minor additions to existing industrial land uses. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.²⁵ However, the cumulative quantity of new impervious surfaces is unknown. Increased runoff from individual properties may exceed existing stormwater drainage infrastructure, and the runoff may contain the typical pollutants.

The Supermarket Accessory Recycling Collection Centers revisions would have the potential to result in significant impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently

²⁵ 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>

developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

The construction of a supermarket recycling collection center or compliance with development standards would not substantially alter the existing conditions, on individual properties, as they would be minor additions to existing supermarkets or industrial land uses. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.²⁶ However, the cumulative quantity of new impervious surfaces is unknown.

Therefore, the proposed program would have the potential to result in significant impacts to impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, warranting further investigation of impacts and mitigation measures in an EIR.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would have the potential to result in significant impacts to impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The revisions would not substantially alter the existing conditions, on individual properties, as they would be minor additions to existing supermarkets or industrial land uses. The primary development of concern would be the paving of permeable areas, as they would be converted to impervious areas that may increase runoff of typical pollutants generated on industrial land uses which could result in water quality impacts. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.²⁷ However, the cumulative quantity of new impervious surfaces is unknown. 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. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions have the potential to result in significant impacts to impacts to hydrology and water quality in relation to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, warranting further investigation of impacts and mitigation measures in an EIR.

²⁶ County of Los Angeles. Low Impact Development Standards Manual. February 2014.
<https://dpw.lacounty.gov/1dd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

²⁷ County of Los Angeles. Low Impact Development Standards Manual. February 2014.
<https://dpw.lacounty.gov/1dd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

(iv) 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?

Existing Conditions

Approximately 62,565 acres of zoning districts that would be subject to the Ordinance are located within Federal Emergency Management Agency (FEMA)–designated flood zones (Figure 2.10-3, *Los Angeles County Tsunami Inundation Zones and Flood Zones*).

The County General Plan identifies Tsunami Hazard Areas in Los Angeles County, which include Marina del Rey and portions of the Santa Monica Mountains Coastal Zone and flood zones. Flood-prone areas in unincorporated areas of the County are located in the Los Angeles Basin. The main bodies of water and sources of flooding include Ballona Creek, Los Angeles River, Malibu Creek, Pacific Ocean, Rio Hondo River, San Gabriel River and its tributaries (Santa Clara River and Topanga Canyon).²⁸

Threshold of Significance

As substantial and adverse impact to hydrology would occur if the significant loss or damage involving flooding were to result as a cause of impeding or redirecting flood flows thereby exposing existing housing or other insurable structures in a Federal 100-year flood hazard area.

Impact Analysis

The proposed program would result in potentially 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.

Element 1 – Green Zone Districts

Green Zone Districts would have the potential to result in significant impacts to hydrology and water quality in relation to impeding or redirecting flood flows. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would r have the potential to result in significant impacts to hydrology and water quality in relation to impeding or redirecting flood flows. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping buffers between incompatible uses, required paving, lighting standards,

²⁸ Los Angeles County Department of Water. September 2016. Comprehensive Flood Plain Management Plan. Retrieved from: <https://dpw.lacounty.gov/wmd/nfip/FMP/documents/Los%20Angeles%20County%20FMP%20Final%20-%20No%20appendices.pdf>

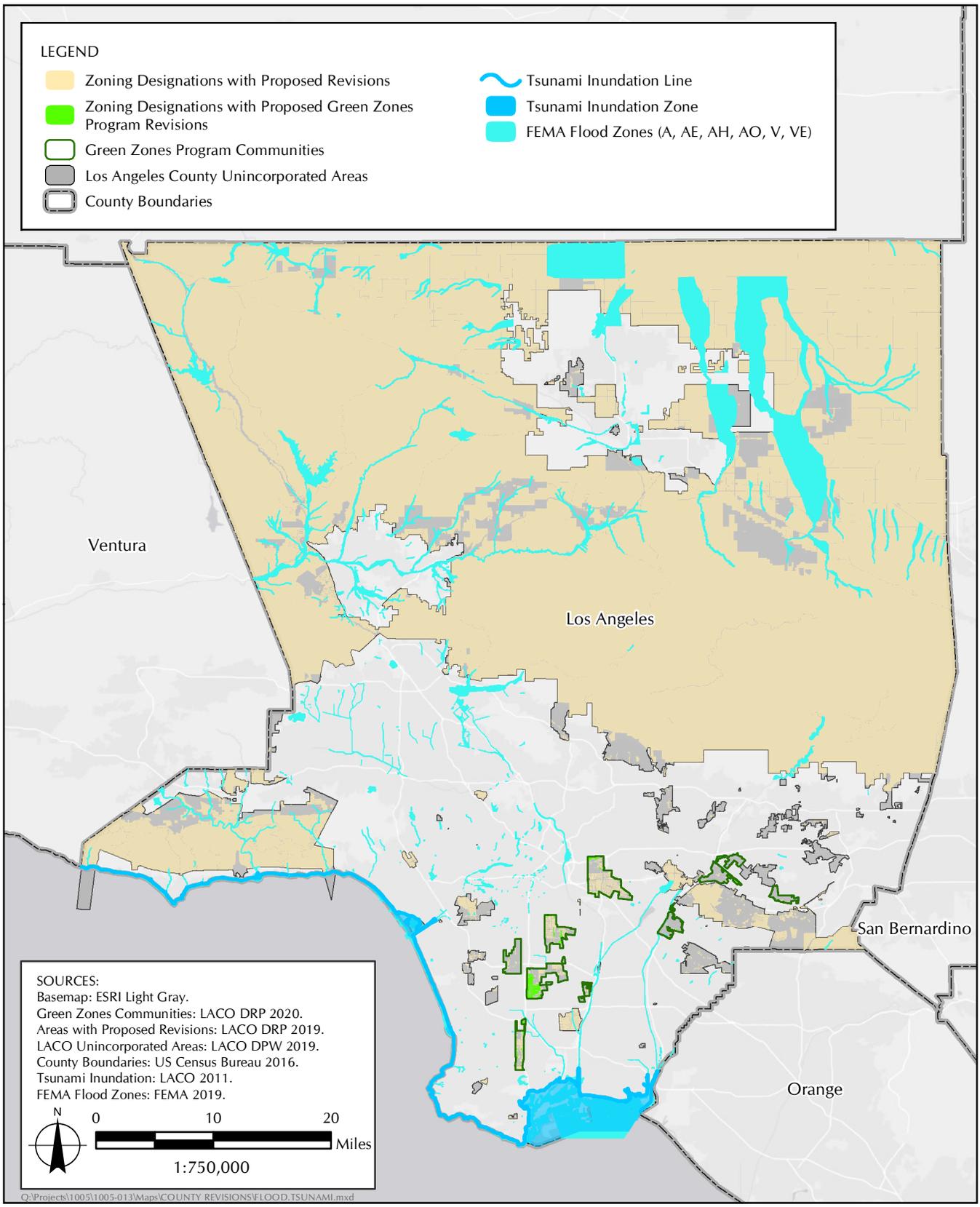


FIGURE 2.10-3
 Los Angeles County Tsunami Inundation Zones and Flood Zones

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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 years of adoption of the Ordinance.

Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.²⁹ However, regardless of the LID Ordinance and LID Standards Manual, the addition of impervious surfaces, solid walls, buildings, and other barriers on multiple parcels may substantially impede or redirect flows within the approximately 0.6 acre of Green Zone Districts parcels that are located within a designated flood zone (Figure 2.10-3). The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would have the potential to result in significant impacts to hydrology and water quality in relation to impeding or redirecting flood flows. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would have the potential to result in significant impacts to hydrology and water quality in relation to impeding or redirecting flood flows, warranting further investigation of impacts and mitigation measures in an EIR.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would have the potential to result in significant impacts to hydrology and water quality in relation to impeding or redirecting flood flows. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

The construction of these measures would not differ substantially from existing conditions on individual properties, as they would be minor additions to existing industrial land uses. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.³⁰ However, regardless of the LID Ordinance and LID Standards Manual, the addition of impervious surfaces, solid walls, buildings, and other barriers on multiple parcels may substantially impede or redirect flows within the parcels that are located within a designated flood zone (Figure 2.10-3). Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would have the potential to result in significant impacts to hydrology and water quality in relation to impeding or redirecting flood flows, warranting further investigation of impacts and mitigation measures in an EIR.

²⁹ 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>

³⁰ 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>

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would have the potential to result in significant impacts to hydrology and water quality in relation to impeding or redirecting flood flows. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. While Element 3 would allow for development of Recycling and Waste Management facilities, the proposed improvements would require that all future recycling and solid waste facilities be subject to a CUP. In addition, no change in the underlying land use would occur.

The construction of these measures would not differ substantially from existing conditions on individual properties, as they would be minor additions to existing industrial land uses. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.³¹ However, regardless of the LID Ordinance and LID Standards Manual, the addition of impervious surfaces, solid walls, buildings, and other barriers on multiple parcels may substantially impede or redirect flows within the 61,816 acres of Recycling and Waste Management Revisions parcels that are located within a designated flood zone (Figure 2.10-3). Therefore, the Recycling and Waste Management Revisions have the potential to result in significant impacts to hydrology and water quality in relation to impeding or redirecting flood flows, warranting further investigation of impacts and mitigation measures in an EIR.

The Supermarket Accessory Recycling Collection Centers revisions would have the potential to result in significant impact on hydrology and water quality in relation to impeding or redirecting flood flows. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities

³¹ 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>

where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

The construction of these recycling collection centers or development measures would not differ substantially from existing conditions on individual properties, as they would be minor additions to existing supermarket or industrial land uses. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.³² However, regardless of the LID Ordinance and LID Standards Manual, the addition of impervious surfaces, solid walls, enclosures, and other barriers on multiple parcels may substantially impede or redirect flows within the 3,136 acres of Supermarket Accessory Recycling Collection Centers parcels that are located within a designated flood zone (Figure 2.10-3). Therefore, the Supermarket Accessory Recycling Collection Centers have the potential to result in significant impact on hydrology and water quality in relation to impeding or redirecting flood flows, warranting further investigation of impacts and mitigation measures in an EIR.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would have the potential to result in significant impacts on hydrology and water quality in relation to impeding or redirecting flood flows. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These development measures would not differ substantially from existing conditions on individual properties, as they would be minor additions to existing supermarket or industrial land uses. Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development.³³ However, regardless of the LID Ordinance and LID Standards Manual, the addition of impervious surfaces, solid walls, enclosures, and other barriers on multiple parcels may substantially impede or redirect flows (Figure 2.10-3). Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions have the potential to result in significant impact on hydrology and water quality in relation to impeding or redirecting flood flows, warranting further investigation of impacts and mitigation measures in an EIR.

d) 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?

Existing Conditions

Approximately 62,565 acres of zoning districts that would be subject to the Ordinance are located within FEMA designated flood zones (see Figure 2.10-3). The County of Los Angeles General Plan identifies Tsunami Hazard Areas located in Los Angeles County, which include Marina del Rey and portions of the Santa Monica Mountains Coastal Zone and flood zones. Flood-prone areas in unincorporated areas of the County are located in the Los Angeles Basin. The main bodies of water and sources of flooding include Ballona Creek, Los Angeles River, Malibu Creek, Pacific Ocean, Rio Hondo River, San Gabriel River and its tributaries (Santa Clara River and Topanga Canyon).³⁴ Los Angeles County Public Works (Public Works) serves as the floodplain administrator for the unincorporated areas of the County. In addition to the floodplain mapping done by FEMA on non-Federal lands throughout the County for the National Flood Insurance Program (NFIP), the County has prepared County Floodway Maps for unincorporated areas containing non-Federal lands that are either inhabited or have the potential to be developed. Public Works prepares

³² County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

³³ County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

³⁴ Los Angeles County Department of Water. September 2016. Comprehensive Flood Plain Management Plan. Retrieved from: <https://dpw.lacounty.gov/wmd/nfip/FMP/documents/Los%20Angeles%20County%20FMP%20Final%20-%20No%20appendices.pdf>

maps (County Floodway Maps) that delineate the Capital Floodplain and County Floodway for numerous watercourses in the County, which are then used to regulate the development in those floodplains and floodways.

A County Floodway must remain free of obstruction and construction unless engineering analysis demonstrates that the obstruction/construction will not result in any increase in the Capital Flood water surface elevation and a flow velocity of no greater than 10 feet per second. Development in a County Floodway is generally restricted to uses that do not interrupt or significantly speed the natural flow of the water (tennis courts (within reason), swimming pools, stilts, etc.). County Code Section 11.60.020 identifies Floodways, Water Surface Elevations, and Areas of Special Flood Hazard. County Floodway Map Nos. 43-ML26.1, 43-ML27.1, and 43-ML28 are identified in County Code Section 11.60.020. Additionally, County Floodways are shown in Appendix G of the County's Comprehensive Floodplain Management Plan.

Threshold of Significance

A significant adverse effect would occur if additional flood proofing and flood insurance would be required due to the placement of structures in a Federal 100-year flood hazard or County Capital Flood floodplain area.

Impact Analysis

The proposed program would 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. The potential for impacts to hydrology and water quality has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment to hydrology and water quality 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

The Green Zone Districts element would 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. The zoning and land use designations for the 11 districts under consideration for proposed revision allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 45~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ 40 years of adoption of the Ordinance.

The proposed program contains parcels that are located within a designated flood zone (Figure 2.10-3). However, the Green Zone Districts standards and development does not include occupied structures that would require the need for additional flood proofing and insurance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause 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. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts in relation to in 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 further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to hydrology and water quality in relation to in placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing recycling or solid waste, or vehicle-related industrial uses.

The proposed program contains parcels that are located within a designated flood zone (Figure 2.10-3). However, the New Sensitive Uses revisions do not include occupied structures which would require the need for additional flood proofing and insurance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause 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. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to hydrology and water quality in relation to in 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 further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to Hydrology and water quality in relation to in placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid

waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. While Element 3 would allow for development of Recycling and Waste Management facilities, the proposed improvements would not involve the construction of housing and would require that all future recycling and solid waste facilities be subject to a CUP. In addition, no change in the underlying land use would occur.

The proposed program contains parcels that are located within a designated flood zone (Figure 2.10-3). However, the Recycling and Waste Management Revisions do not include occupied structures which would require the need for additional flood proofing and insurance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause 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.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to Hydrology and water quality in relation to in placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

The Supermarket Accessory Recycling Collection Centers proposed program contains parcels that are located within a designated flood zone (Figure 2.10-3). However, the Supermarket Accessory Recycling Collection Centers do not include occupied structures which would require the need for additional flood proofing and insurance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause 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.

Therefore, the proposed program would result in less than significant impacts to hydrology and water quality in relation to in 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 further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to Hydrology and water quality in relation to in placing structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

The Storage Enclosures for Recycling and Solid Waste Revisions element contains parcels that are located within a designated flood zone (Figure 2.10-3). However, the Storage Enclosures for Recycling and Solid Waste Revisions element does not include occupied structures which would require the need for additional flood proofing and insurance. Therefore, the proposed program would result in less than significant impacts to Hydrology and water quality in relation to in 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 further analysis is warranted.

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

Existing Conditions

The County of Los Angeles has adopted the LID Ordinance into the Los Angeles County Code Title 12, Chapter 84 to require the use of LID principles in all development projects except road and flood infrastructure projects.³⁵ The County LID Ordinance requires that projects

- Mimic undeveloped stormwater runoff rates and volumes in any storm event up to and including the “Capital Flood” event, as defined by the County of Los Angeles Department of Public Works (DPW);
- Prevent pollutants of concern from leaving the development site in stormwater as the result of storms, up to and including a Water Quality Design Storm Event; and
- Minimize hydromodification impacts to natural drainage systems.

Hydromodification is the change in runoff and in-stream processes caused by altered land development, which increase impervious surfaces and drainage infrastructure that can negatively affect runoff. Development can increase runoff volumes, frequency of runoff events, flow duration, and peak flows. Requirements for hydromodification management are established by the County LID Manual. Projects required to analyze for hydromodification impacts must conduct hydrology and hydraulic frequency analyses for LID, 2-, 5-, 10-, 25-, and 50-year storm events per the Public Works Hydraulic and Hydrology manuals. The frequency analyses, which analyze changes in flow velocity, flow volume, and depth/width of flow for all natural drainage systems using HEC-RAS, are used to demonstrate compliance with hydromodification requirements and identify drainage impacts on off-site property. A sediment transport analysis is also required for any project tributary to a natural drainage system with a capital flood flow rate greater than 5,000 cubic feet per second. The sediment transport analyses should be conducted using HEC-RAS, SAMS, or HEC-6 to determine long-term impacts of streambed accretion and degradation of these natural drainage systems.

³⁵ 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>

Threshold of Significance

A significant and adverse impact would occur if there were conflicts with the Los Angeles County LID Ordinance (L.A. County Code, Title 12, Ch. 12.84) such that hydromodification impacts to natural drainage systems would occur.

Impact Analysis

The proposed program would have the potential to result in 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). The potential for impacts to hydrology and water quality has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment to hydrology and water quality 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

The Green Zone Districts element would result in potentially 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). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to hydrology and water quality in relation to conflicting with the LID Ordinance. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 ~~15~~ of the 27 ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 ~~10~~ years of adoption of the Ordinance.

Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development. Procedures from the County's LID Standards Manual would be followed to determine the difference in the proposed program's pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. However, regardless of the LID Ordinance and LID Standards Manual, the addition of impervious surfaces, solid walls, enclosures, and other barriers on multiple parcels may substantially impede or redirect flows within the Green Zone Districts. In addition, the cumulative quantity of new impervious surfaces is unknown. 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. Therefore, the new

development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts to hydrology and water quality in relation to conflicting with the Los Angeles County LID Ordinance, warranting further investigation of impacts and mitigation measures in an EIR.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would have the potential to result in 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). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling, ~~in close proximity to existing industrial uses~~ or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development. Procedures from the County's LID Standards Manual would be followed to determine the difference in the proposed program's pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. However, regardless of the LID Ordinance and LID Standards Manual, the addition of impervious surfaces, solid walls, enclosures, and other barriers on multiple parcels may substantially impede or redirect flows within the New Sensitive Uses. In addition, the cumulative quantity of new impervious surfaces is unknown. 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. Therefore, the new development standards for New Sensitive Uses would have the potential to result in significant impacts to hydrology and water quality in relation to conflicting with the Los Angeles County LID Ordinance, warranting further investigation of impacts and mitigation measures in an EIR.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would have the potential to result in 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). The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs;

solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs. While Element 3 would allow for development of Recycling and Waste Management facilities, the proposed improvements would require that all future recycling and solid waste facilities be subject to a CUP. In addition, no change in the underlying land use would occur.

Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development. Procedures from the County's LID Standards Manual would be followed to determine the difference in the proposed program's pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. However, regardless of the LID Ordinance and LID Standards Manual, the addition of impervious surfaces, solid walls, enclosures, and other barriers on multiple parcels may substantially impede or redirect flows. In addition, the cumulative quantity of new impervious surfaces is unknown. 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.

The Supermarket Accessory Recycling Collection Centers revisions would have the potential to result in 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). The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code" (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

Implementation of the development standards required by the proposed program would be subject to the County of Los Angeles LID Ordinance to reduce the impacts of the development. Procedures from the County's LID Standards Manual would be followed to determine the difference in the proposed program's pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. However, regardless of the LID Ordinance and LID Standards Manual, the addition of impervious surfaces, solid walls, enclosures, and other barriers on multiple parcels may substantially impede or redirect flows within Supermarket Accessory Recycling Collection Centers. In addition, the cumulative quantity of new impervious surfaces is unknown. 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.

Therefore, Recycling and Waste Management Revisions would have the potential to result in significant impacts to hydrology and water quality in relation to conflicting with the Los Angeles County LID Ordinance, warranting further investigation of impacts and mitigation measures in an EIR.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would have the potential to result in 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). Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

The Los Angeles County LID Ordinance has been adopted to reduce the impacts of development. Procedures from the County's LID Standards Manual would be followed to determine the difference in the proposed program's pre- and post-development runoff volumes and potential pollutant loads. All development would occur in compliance with the County's LID Ordinance. However, regardless of the LID Ordinance and LID Standards Manual, the addition of impervious surfaces, solid walls, enclosures, and other barriers on multiple parcels may substantially impede or redirect flows. In addition, the cumulative quantity of new impervious surfaces is unknown. 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. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would have the potential to result in significant impacts to hydrology and water quality in relation to conflicting with the Los Angeles County LID, warranting further investigation of impacts and mitigation measures in an EIR.

- f) 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)?**

Existing Conditions

Given that the unincorporated territory of the County includes a diverse range of geological formations, watersheds, and waterbodies, there is potential for the existing parcels subject to the Green Zones Program to be in close proximity to geological limitations and surface water. As stated in Section 2.7, *Geology and Soils*, liquefaction is influenced by shallow groundwater, and there is a potential for liquefaction to occur in the various areas within the proposed program area, indicating the potential for shallow groundwater. Additionally, the Green Zone Districts are in close proximity to surface water. Parcels in nine different watersheds are subject to the proposed program, including a total of approximately 50,240 acres of wetlands and 15,833 acres of riparian area.

The existing sanitary sewers in the County of Los Angeles convey sewage from lavatories and other plumbing fixtures in buildings and factories to a wastewater treatment facility where the effluent is treated before being discharged to the ocean or river. The Los Angeles County Sanitation Districts (LACSD) oversees the construction, operation, and the maintenance of facilities that collect, treat, recycle, and dispose of sewage, and industrial wastes. The LACSD oversees a confederation of 24 independent districts, serve the wastewater and solid waste management needs of approximately 5.5 million people within 73 cities and the unincorporated areas. The LACSD owns, operates, and maintains approximately 1,400 miles of sewers, ranging from 8 to 144 inches in diameter, that convey approximately 500 million gallons per day of wastewater to 11 wastewater treatment plants. This includes a wastewater collection system with 48 active pumping plants located throughout the County.

The County plans for sewer infrastructure needs through long-range capital improvement planning through the ongoing Condition Assessment Program utilizing their Accumulative Capital Outlay Program Funds. The Department of Public Works Environmental Programs Division also permits and inspects industrial waste discharge into local sewers. The County Code requires that every business that disposes industrial wastewater obtain a permit. The Sewer System

Management Plan (SSMP) controls and mitigates sewer sanitary overflows.³⁶ The proposed program contains provisions for updates to existing land uses, which already contain sewer utilities and are served by existing infrastructure. The existing uses would not require the construction of new onsite wastewater treatment systems (OWTS) as a result of the Green Zones Program.

Threshold of Significance

A substantial adverse effect would occur if the project proposed new OWTS in areas with known geological limitations, such as high groundwater, or in close proximity to surface water, such as streams, lakes, and drainage courses.

Impact Analysis

The proposed program would result in no impacts to hydrology and water quality regarding the use of OWTS in areas of known geological limitations or in close proximity to surface water. The potential for impacts to hydrology and water quality has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

The Green Zone Districts element would result in no impacts to hydrology and water quality regarding the use of OWTS in areas of known geological limitations or in close proximity to surface water. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently, the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

The Green Zone Districts do not contain provisions for implementing new OWTS as a part of the development standards for industrial, recycling, and vehicle-related uses. Additionally, the Green Zone Districts are located in very

³⁶ County of Los Angeles. Department of Public Works. Sewer System Management Plan. Accessible at: <https://dpw.lacounty.gov/smd/smd/ssmp.pdf>

urbanized areas of the County that are served by existing sewage pipelines and other utilities. As stated in Section 2.19, *Utilities*, 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. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to hydrology and water quality regarding the use of OWTS in areas of known geological limitations or in close proximity to surface water. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to hydrology and water quality regarding the use of OWTS in areas of known geological limitations or in close proximity to surface water. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions in relation to OWTS. These measures 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 they do not contain provisions for implementing new OWTS as a part of the development standards for new sensitive uses. These measures would be minimal additions to the design of proposed new sensitive use construction projects. Should OWTS or sewage utilities be necessary for the construction of an individual new sensitive use, the project's impacts would be evaluated on a project-by-project basis under CEQA and would not be a result of the development standards proposed under the Green Zones Program. Therefore, the new development standards for New Sensitive Uses would result in no impacts to hydrology and water quality regarding the use of OWTS in areas of known geological limitations or in close proximity to surface water. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to hydrology and water quality regarding the use of OWTS in areas of known geological limitations or in close proximity to surface water. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic

waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. While Element 3 would allow for development of Recycling and Waste Management facilities, the proposed improvements would require that all future recycling and solid waste facilities be subject to a CUP. In addition, no change in the underlying land use would occur.

In the case of updated standards for recycling and solid waste uses, the construction of these measures would not differ substantially from existing conditions in relation to OWTS. These measures reduce the incompatibility of recycling and solid waste uses with surrounding land uses through development standards such as construction of landscaping and planting trees, buffering, and open space, and they do not contain provisions for implementing new OWTS. Should OWTS or sewage utilities be necessary for the construction of an individual new recycling and or solid waste use, the project's impacts would be evaluated on a project-by-project basis under CEQA, and would not be a result of the development standards proposed under the Green Zones Program.

The definitions of biosolids and solid waste in the proposed Ordinance include waste generated during the sewage or wastewater treatment process. As described in Section 22.140.690,740 (Organic Waste Facilities), which is included in the Recycling and Waste Management Revisions and outlines the land use regulations including permitted zones, types of permits, and development standards for Organic Waste Facilities, biosolids are an accepted material in these facilities. However, although waste generated from wastewater treatment systems would be accepted in facilities subject to the Recycling and Waste Management Revisions, this would not result in new OWTS. The Ordinance does not contain provisions for new OWTS. Should any of the facilities subject to these revisions require the construction of a new OWTS, their impacts would be evaluated on a project-by-project basis under CEQA.

Therefore, Recycling and Waste Management Revisions would result in no impacts to hydrology and water quality regarding the use of OWTS in areas of known geological limitations or in close proximity to surface water. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in result in no impacts to hydrology and water quality regarding the use of OWTS in areas of known geological limitations or in close proximity to surface water. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking

lots, and no new structures would be built. These revisions only contain provisions for the implementation of Supermarket Accessory Recycling Collection Centers, and therefore would not include OWTS.

Therefore, the Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to hydrology and water quality regarding the use of OWTS in areas of known geological limitations or in close proximity to surface water. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to hydrology and water quality regarding the use of OWTS in areas of known geological limitations or in close proximity to surface water. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These revisions only contain provisions for the construction of storage enclosures and storage areas for recycling and solid waste, and therefore would not include OWTS. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to hydrology and water quality regarding the use of OWTS in areas of known geological limitations or in close proximity to surface water. No further analysis is warranted.

g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Existing Conditions

Approximately 62,565 acres of zoning districts that would be subject to the Ordinance are located within FEMA designated flood zones (see Figure 2.10-3). The County of Los Angeles General Plan identifies Tsunami Hazard Areas located in Los Angeles County, which include Marina del Rey and portions of the Santa Monica Mountains Coastal Zone and flood zones. Flood-prone areas in unincorporated areas of the County are located in the Los Angeles Basin.

Threshold of Significance

A significant and adverse effect would occur if pollutants were released in flood hazard, tsunami or seiche zones due to project inundation.

Impact Analysis

The proposed program would 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. The potential for impacts to hydrology and water quality has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

The Green Zone Districts element would 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. Currently the zoning and land

use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

The existing land uses may contain pollutants typical of industrial land uses; however, the Green Zone Districts element consists of minor additions to development standards that do not contain pollutants. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause significant impacts to hydrology and water quality in relation to risking release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

The existing land uses may contain pollutants typical of industrial land uses; however, the New Sensitive Uses element consists of minor additions to development standards that do not contain pollutants. 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 would 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 further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would 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. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to CUP, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ While Element 3 would allow for development of Recycling and Waste Management facilities, the proposed improvements would require that all future recycling and solid waste facilities be subject to a CUP. In addition, no change in the underlying land use would occur.

The Recycling and Waste Management Revisions would not create a source of pollutants that would be released through inundation. In regard to Chapter 22.128, the existing land uses may contain pollutants typical of industrial or commercial land uses, however, this element of the proposed program refers to the minor additions that would help decrease contamination. These revisions would contain the litter, industrial waste, and other pollutants in storage areas and enclosures that would improve the site's response to inundation. Therefore, there would be no impact. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would 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. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the

CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

The Supermarket Accessory Recycling Collection Centers Revisions would not create a source of pollutants that would be released through inundation. In regard to Chapter 22.128, the existing land uses may contain pollutants typical of industrial or commercial land uses, however, this element of the proposed program refers to the minor additions that would help decrease contamination. These revisions would contain the litter, industrial waste, and other pollutants in storage areas and enclosures that would improve the site's response to inundation. Therefore, there would be no impact. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would 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. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

The Supermarket Accessory Recycling Collection Centers and Storage Enclosures for Recycling and Solid Waste Revisions would have no impact in relation to releasing pollutants due to a flood, tsunami, or seiche, as the development does not include hazardous pollutants that would be released by inundation. In regard to Chapter 22.140.660.710, the addition of a recycling collection center to an existing supermarket would not create a source of pollutants that would be released through inundation. In regard to Chapter 22.128, the existing land uses may contain pollutants typical of industrial or commercial land uses, however, this element of the proposed program refers to the minor additions that would help decrease contamination. These revisions would contain the litter, industrial waste, and other pollutants in storage areas and enclosures that would improve the site's response to inundation. Additionally, none of the parcels that would be subject to the Storage Enclosures for Recycling and Solid Waste Revisions fall in a flood hazard, tsunami, or seiche zone. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in 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 further analysis is warranted.

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Existing Conditions

The RWQCB has prepared a Water Quality Control Plan for the Los Angeles Region (Basin Plan), which includes the coastal watersheds of Los Angeles and Ventura Counties. The Basin Plan assigned beneficial uses to surface and groundwater such as municipal water supply and water-contact recreation to all waters in the basin. It also set water-quality objectives, subject to approval by the EPA, intended to protect designated beneficial uses. These objectives apply to specific parameters (numeric objectives) and general characteristics of the water body (narrative objectives). An example of a narrative objective is the requirement that all waters must remain free of toxic substances in concentrations producing detrimental effects upon aquatic organisms. Numeric objectives specify concentrations of pollutants that are not to be exceeded in ambient waters of the basin.

The Conservation and Natural Resources Element of the County General Plan identifies 21 major groundwater basins, or aquifers, within the nine watersheds in Los Angeles County, six of which are primarily located in Los Angeles County (see Figures 2.10-1 Figure 2.10-2).³⁷ Appendix E of the County General Plan provides an overview of the six major watersheds.

³⁷ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035. http://planning.lacounty.gov/generalplan/generalplan Chapter 9 available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

Threshold of Significance

A significant adverse impact would occur if a water control plan or sustainable groundwater plan were conflicted or obstructed.

Impact Analysis

The proposed program would result in less than significant 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. The proposed program would comply with the objectives described in the Basin Plan.³⁸ According to the Basin Plan, the project would 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 potential for impacts to hydrology and water quality has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment to Hydrology and Water Quality 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

The Green Zone Districts element would result in less than significant 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. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of alternative fencing materials, solid wall screening where certain facilities are not enclosed, expanded landscaping

³⁸ 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/

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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ 40 years of adoption of the Ordinance.

The Basin Plan requires that the project would 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 proposed new development standards for Green Zone Districts would comply with the Los Angeles Basin Plan. These revisions would not unreasonably affect present and anticipated beneficial uses of water. The improvements required for the Green Zone would not require beyond that which can be accommodated by existing water allocations. Areas subject to the Green Zone are required to have drought tolerant landscaping and the improvements by the proposed program would not exceed water supply. Operations and maintenance would not require the development/use of groundwater resources beyond their current uses. The Green Zone Districts would not cause a conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause a significant impact to hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant 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. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant 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 further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to~~ or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in significant 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.

The Basin Plan requires that the project would 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 proposed new development standards for New Sensitive Uses would not unreasonably affect present and anticipated beneficial uses of water. Areas subject to the New Sensitive Uses are required to have drought tolerant landscaping, and the improvements by the proposed program would not exceed water supply. Operations and maintenance would not require the development or use of groundwater resources beyond their current 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, would not cause significant 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. Therefore, the new development standards for New Sensitive Uses would result in less than significant 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 further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant 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. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. While Element 3 would allow for development of Recycling and Waste Management facilities, the proposed improvements would require that all future recycling and solid waste facilities be subject to a CUP. In addition, no change in the underlying land use would occur.

The Basin Plan requires that the project would 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 proposed Recycling and Waste Management Revisions would comply with the Basin Plan. These revisions would not unreasonably affect present and anticipated beneficial uses of water. The landscaping buffers would be required to have drought tolerant landscaping and the improvements by the proposed program would not exceed water supply. Operations and maintenance would not require the development or use of groundwater resources beyond their current uses. Therefore, the Recycling and Waste Management Revisions would result in less than significant 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 further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts on hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft

ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

The Basin Plan requires that the project would 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 Supermarket Accessory Recycling Collection Centers would comply with the Basin Plan. These revisions would not unreasonably affect present and anticipated beneficial uses of water. The landscaping buffers would be required to have drought tolerant landscaping, and the improvements by the proposed program would not exceed water supply. Operations and maintenance would not require the development or use of groundwater resources beyond their current uses. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts on hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. No further analysis is warranted

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant 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. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

The Basin Plan requires that the project would 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 Storage Enclosures for Recycling and Solid Waste Revisions would comply with the Basin Plan. These revisions would not unreasonably affect present and anticipated beneficial uses of water. The landscaping buffers would be required to have drought tolerant landscaping, and the improvements by the proposed program would not exceed water supply. Operations and maintenance would not require the development or use of groundwater resources beyond their current uses. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts on hydrology and water quality in relation to conflicting with or obstructing implementation of a water quality control plan or sustainable groundwater management plan. No further analysis is warranted.

2.11. LAND USE AND PLANNING

This analysis is undertaken to determine if the proposed program may have a significant impact in relation to Land Use and Planning, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated based on review of the Los Angeles County General Plan 2035 Land Use Element,² the County Zoning Code,³ the 2015 Antelope Valley Area Plan: Town and Country Land Use Element,⁴ and the 2012 Santa Clarita Valley Area Plan: One Valley One Vision Land Use Element.⁵

Definitions

Hillside Management Areas (HMAs): Areas with 25 percent or greater natural slopes. The Hillside Design Guidelines are required for development in HMAs, unless exempted under the Ordinance's provisions. In hillside areas with less than 25 percent slope, use of the Guidelines is optional but encouraged.⁶ The Guidelines include specific and measurable design techniques that can be applied to residential, commercial, industrial, and other types of projects. Some design techniques may be more appropriate or feasible than others, depending on the type of project, location, size, complexity, site constraints, and other design techniques incorporated into the project.

Land Use Designation: A land use classification with associated land use or management policies. Land use designations are applied to specific areas through the county land use planning processes and culminate in the adoption of a land use element to the General Plan. Some land use designations have been established through legislation (e.g., National Forest), while other designations such as SEAs have been established through policy or planning processes.

Ordinance: A law set forth by a governmental authority; a municipal regulation.

Significant Ecological Areas (SEAs): Officially designated areas within Los Angeles County with irreplaceable biological resources.⁷ The County's SEA Program objective is to conserve genetic and physical diversity within the County by designating biological resource areas that are capable of sustaining themselves into the future.

Zoning Designation: The regulation of the use of real property by local government, which restricts a particular territory to residential, commercial, industrial, or other uses. The local governing body considers the character of the property as well as its fitness for particular uses. It must enact the regulations in accordance with a well-considered and comprehensive plan intended to avoid arbitrary exercise of government power. A comprehensive plan is a general design to control the use of properties in the entire municipality, or at least in a large portion of it. Individual pieces of property should not be singled out for special treatment. For example, one or two lots may not be placed in a separate zone and subjected to restrictions that do not apply to similar adjoining lands.

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch6.pdf

³ Los Angeles County. Code of Ordinances, Title 22 – Planning and Zoning. https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO

⁴ Los Angeles County Department of Regional Planning. June 2015. Chapter 2: Land Use Element. In the Antelope Valley Area Plan – Town and Country. http://planning.lacounty.gov/assets/upl/project/tnc_draft-20150601.pdf

⁵ Los Angeles County Department of Regional Planning. 2012. Chapter 2: Land Use Element. In the Santa Clarita Valley Area Plan – One Valley One Vision. http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch-02-landuse.pdf

⁶ Los Angeles County Department of Regional Planning. Effective November 5, 2015. Hillside Management Area (HMA) Ordinance. Available at: <http://planning.lacounty.gov/hma>

⁷ Los Angeles County Department of Regional Planning. Update effective January 16, 2020. Significant Ecological Areas Program. Available at: <http://planning.lacounty.gov/site/sea/maps/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Physically divide an established community?				

Existing Conditions

As discussed in Section 1, *Project Description*, the zoning designations that are the subject of the proposed Ordinance fall within 11 Planning Areas described in the Land Use Element of the adopted County General Plan (see Figure 1.IV-1, *Los Angeles County Planning Areas*, and Table 1.IV-5, *Green Zones Program County Planning Areas*).⁸

Threshold of Significance

A significant impact would occur if existing linkages within communities were blocked, such as roads, bike lanes, or sidewalks, resulting in a physical divide in an established community.

Impact Analysis

The proposed program would result in no impacts to land use and planning through the physical division of an established community. The potential for impacts to land use in regard to physically dividing an established community has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment with regard to division of an established community 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 (see Table 1.IV-2).

⁸ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to land use and planning through the physical division of an established community. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ ~~40~~ years of adoption of the Ordinance. The Green Zone Districts would be located within the 11 communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, Walnut Park, West Athens-Westmont, West Carson, West Rancho Dominguez-Victoria, West Whittier-Los Nietos, and Willowbrook. Additionally, the County General Plan 2035 identifies 11 Planning Areas, which allow local communities to work with the County to develop plans. The Green Zone Districts are located within 1,875 acres of five Planning Areas: Metro Planning Area, Gateway Planning Area, South Bay Planning Area, West San Gabriel Valley Planning Area, and East San Gabriel Valley Planning Area (see Table 1.IV-5). The Ordinance does not require or facilitate blocking existing linkages within communities, such as roads, bike lanes, or sidewalks. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in the division of an established community. The new development standards and/or more stringent entitlement processes for specific industrial, recycling and solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts in regard to the division of an established community. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts in regard to the division of an established community. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts in regard to the division of an established community. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required

where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally established,~~ existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in the division of an established community. 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, would not require or facilitate blocking existing linkages within communities, such as roads, bike lanes, or sidewalks resulting in the division of an established community. The new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts in regard to the division of an established community. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts in regard to the division of an established community. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs. These revisions would not require or facilitate blocking existing linkages within communities, such as roads, bike lanes, or sidewalks resulting in the division of an established community. In the case of recycling and waste management revisions, the construction of these measures would not differ substantially from existing conditions, such that they would result in the division of an established community. Therefore, impacts to Recycling and Waste Management Revisions in regard to the division of an established community would result in no impacts in regard to the division of an established community. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts in regard to the division of an established community. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical

stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ on existing parking lots, and no new structures will be built. These revisions would not require or facilitate blocking existing linkages within communities, such as roads, bike lanes, or sidewalks resulting in the division of an established community. Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impacts in regard to the division of an established community. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts in regard to the division of an established community. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These revisions would not require or facilitate blocking existing linkages within communities, such as roads, bike lanes, or sidewalks resulting in the division of an established community. In the case of recycling and waste management revisions, the construction of these measures would not differ substantially from existing conditions, such that they would result in the division of an established community. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts in regard to the division of an established community. No further analysis is warranted.

- b) 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?**

Existing Conditions

The Green Zones Program would be implemented countywide, throughout all County unincorporated areas that contain applicable zoning designations. Most of these zoning designations include multiple land use designations due to the variety of land ownership and uses in the County. Los Angeles 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 (see Table 1.IV-5, *Green Zones Program County Planning Areas*) (Figure 1.IV-3, Figure 1.IV-4).

Threshold of Significance

A significant impact would occur if the proposed program conflicted with a County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Impact Analysis

The proposed program would result in potentially significant impacts to land use and planning in relation to an environmental impact due to conflict with adopted or proposed land use plans, policies, or regulations. The potential for impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment have been evaluated in regard to conflicting with the goals and policies of the General Plan related to HMAs or SEAs. The Ordinance includes 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

The Green Zone Districts would result in potentially significant impacts to land use and planning in relation to an environmental impact due to conflict with adopted or proposed land use plans, policies, or regulations. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in an impact land use in regard to impacts to land use and planning in relation to an environmental impact due to conflict with adopted or proposed land use plans, policies, or regulations. These revisions are compatible with the existing environment and County Land Use and Planning Goals. The purpose of the Green Zone Districts and New Sensitive Uses Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses is to implement to the County General Plan 2035, and it does not conflict with any of the 11 Land Use and Planning Goals established by the Land Use Element of the County General Plan (Table 2.11-1, *Land Use Plan Consistency with the Green Zones Ordinance*).⁹ Additionally, the Green Zone Districts and New Sensitive Uses Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses are not located within the Antelope Valley and Santa Clarita Valley Area Plans. The Green Zone Districts are not located within a County Airport Influence Area or a California Coastal Commission Coastal Zone, and therefore are not required to comply with the County Airport Land Use Commission (ALUC) computability plan, Coastal Development Permit, or Local Coastal Program.^{10,11,12}

As discussed in Section 1, the Green Zones Program includes a general plan amendment for 15 parcels within the Green Zone Districts. These parcels are proposed to be changed from the designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation, which is a lower intensity industrial designation. Similarly, in order to retain consistency with the General Plan and Title 22 zoning code, 27 28 parcels are proposed for a zone change from M-2, to M-1 (see Figure 1.IV-1, *Zone Changes and General Plan Amendments*). The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed

⁹ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

¹⁰ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

¹¹ Los Angeles County GIS Data Portal. Airport Land Use Commission (ALUC) Layers. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2019/12/23/airport-land-use-commission-aluc-layers/>

¹² Los Angeles County GIS Data Portal. California Coastal Commission Zone Boundaries. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2011/06/06/california-coastal-commission-zone-boundaries/>

with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The 15 parcels included in the general plan amendment and the 17 parcels in the zone change are proposed to occur in the same geographic locations as the Green Zone Districts Element (see Figure 1.IV-1).

Although significant impacts to land use and planning in relation to an environmental impact due to conflict with adopted or proposed land use plans, policies, or regulations are not anticipated as the proposed revisions to Title 22 are being undertaken to ensure consistency with the General Plan, the general plan amendment and zone change in the Green Zone Districts may have the potential to result in significant impacts in regard to conflict with adopted or proposed land use plans, policies, or regulations. Therefore, the Green Zone Districts may result in potentially significant impacts to land use and planning in relation to an environmental impact due to conflict with adopted or proposed land use plans, policies, or regulations. Further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to land use in regard to resulting in an environmental impact due to conflict with adopted or proposed land use plans, policies, or regulations. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

The Land Use Element of the County of Los Angeles General Plan establishes 11 goals related to land use and planning. The New Sensitive Uses element of the Green Zones Program is intended to implement the County General Plan 2035 and would not conflict with these policies such that it would result in a significant environmental impact. A review of all 11 goals of the Land Use Element shows that none are in conflict with the Ordinance (see Table 2.11-1).¹³ Additionally, the Ordinance specifically achieves the following County General Plan 2035 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.

The New Sensitive Uses element of the Green Zones Program also affect zoning designations that are located within the Antelope Valley Area Plan and Santa Clarita Valley Area Plan, neither of which contain policies that are in conflict with the Ordinance (see Table 2.11-1). In addition, per the County General Plan 2035 and Title 21 of the California

¹³ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

Code of Regulations, all developments located within an Airport Influence Area are subject to review by the ALUC for compliance with noise and safety regulations. It is the policy of the County General Plan 2035 that all proposed programs located within Airport Influence Areas be reviewed for consistency with policies of the applicable airport land use compatibility plan (ALUCP). The California Coastal Commission designated coastal zones, and there are five unincorporated areas in the coastal zones. All development within coastal zones must first obtain a Coastal Development Permit. Additionally, there are two Local Coastal Programs (LCP) certified by the County (Santa Catalina Island and Marine Del Rey) which establish detailed land use policy and development standards within their respective coastal zone segments. 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, would not conflict with an existing adopted or proposed land use plan, policy, or regulation. The New Sensitive Uses element of the Green Zones Program is consistent with the goals and policies of the General Plan. New Sensitive Uses element of the Green Zones Program does not conflict with any of the 11 Land Use and Planning Goals established by the Land Use Element of the County General Plan, or the Antelope Valley or Santa Clarita Valley Area Plans (see Table 2.11-1).

The New Sensitive Uses element of the Green Zones Program fall within four Airport Influence Areas; Los Angeles International Airport (LAX), Palmdale Regional Airport, General William J. Fox Airfield (Fox Airfield), and Brackett Field.^{14,15} LAX and Palmdale Regional Airport do not have their own ALUCPs, however, Fox Airfield and Brackett Field do, and the County has a County-wide ACULP. Generally, industrial and commercial uses are compatible within Airport Influence Areas. These revisions would comply with the regulations set forth in the ACLUPs.¹⁶ The Ordinance would result in no impact to these land use plans, as the proposed program would not change the existing land use designations on the existing parcels, which are already compatible to these plans. Additionally, these revisions would comply with any regulations set forth in the ACLUPs.

Regarding coastal zones, the New Sensitive Uses element of the Green Zones Program are not located within an LCP; however, they are located with the Santa Monica Mountains Coastal Zone.¹⁷ As stated in the County General Plan 2035, land use regulation and jurisdictional authority in the Santa Monica Mountains Coastal Zone involves many public entities. In the unincorporated areas, biological resource protection is implemented through the Malibu Land Use Plan, the Malibu Coastal Program District, the County, and the California Coastal Commission. The County also establishes nine Coastal Resource Areas (CRAs) in the County, one of which is the Santa Monica Mountains Coastal Zone.^{18,19} The Malibu Land Use Plan was adopted by the California Coastal Commission and contains provisions for new development, which the Recycling and Waste Management Revisions would comply with.²⁰ The Ordinance would result in no impact to any of these land use plans. In the case of the regulations for updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in a conflict with adopted or proposed regulations. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations. No further analysis is warranted.

¹⁴ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

¹⁵ Los Angeles County GIS Data Portal. Airport Land Use Commission (ALUC) Layers. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2019/12/23/airport-land-use-commission-aluc-layers/>

¹⁶ Los Angeles County Department of Regional Planning. Los Angeles County Airport Land Use Commission (ALUC): Airports, Plans, and Maps. Accessed April 9, 2020. <http://planning.lacounty.gov/aluc/airports>

¹⁷ Los Angeles County GIS Data Portal. California Coastal Commission Zone Boundaries. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2011/06/06/california-coastal-commission-zone-boundaries/>

¹⁸ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

¹⁹ County of Los Angeles Department of Regional Planning. October 2019. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. In Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/figures2015>

²⁰ California Coastal Commission. Adopted 13 September 2002. City of Malibu Local Coastal Program Land Use Plan. <https://www.coastal.ca.gov/ventura/malibu-lup-final.pdf>

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ A review of all 11 goals of the Land Use Element shows that none are in conflict with the Ordinance (see Table 2.11-1).²¹ The Recycling and Waste Management Revisions element of the Green Zones Program is consistent with the goals and policies of the General Plan. The Recycling and Waste Management Center Revisions do not conflict with any of the 11 Land Use and Planning Goals established by the Land Use Element of the County General Plan, or the Antelope Valley or Santa Clarita Valley Area Plans (see Table 2.11-1).

The Recycling and Waste Management Revisions fall within four Airport Influence Areas; LAX, Palmdale Regional Airport, Fox Airfield, and Brackett Field.^{22,23} LAX and Palmdale Regional Airport do not have their own ALUCPs; however, Fox Airfield and Brackett Field do, and the County has a County-wide ACULP. Generally, industrial and commercial uses are compatible within Airport Influence Areas. These revisions would comply with the regulations set forth in the ACLUPs.²⁴ The Ordinance would result in no impact to these land use plans, as the proposed program would not change the existing land use designations on the existing parcels, which are already compatible to these plans. Additionally, these revisions would comply with any regulations set forth in the ACLUPs.

Regarding coastal zones, the Recycling and Waste Management Revisions are not located within an LCP; however, they are located with the Santa Monica Mountains Coastal Zone.²⁵ As stated in the County General Plan 2035, land use regulation and jurisdictional authority in the Santa Monica Mountains Coastal Zone involves many public entities. In the unincorporated areas, biological resource protection is implemented through the Malibu Land Use Plan, the Malibu Coastal Program District, the County, and the California Coastal Commission. The County also establishes nine CRAs

²¹ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

²² County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

²³ Los Angeles County GIS Data Portal. Airport Land Use Commission (ALUC) Layers. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2019/12/23/airport-land-use-commission-aluc-layers/>

²⁴ Los Angeles County Department of Regional Planning. Los Angeles County Airport Land Use Commission (ALUC): Airports, Plans, and Maps. Accessed April 9, 2020. <http://planning.lacounty.gov/aluc/airports>

²⁵ Los Angeles County GIS Data Portal. California Coastal Commission Zone Boundaries. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2011/06/06/california-coastal-commission-zone-boundaries/>

in the County, one of which is the Santa Monica Mountains Coastal Zone.^{26,27} The Malibu Land Use Plan was adopted by the California Coastal Commission and contains provisions for new development, which the Recycling and Waste Management Revisions would comply with.²⁸ The Ordinance would result in no impact to any of these land use plans. In the case of the regulations for updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in a conflict with adopted or proposed regulations. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in regard to conflicting with adopted or proposed land use plans, policies, or regulations. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. A review of all 11 goals of the Land Use Element shows that none are in conflict with the Ordinance (see Table 2.11-1).²⁹

The Supermarket Accessory Recycling Collection Centers revisions do not conflict with any of the 11 Land Use and Planning Goals established by the Land Use Element of the County General Plan, or the Antelope Valley or Santa Clarita Valley Area Plans (see Table 2.11-1).

The Supermarket Accessory Recycling Collection Centers revisions fall within four Airport Influence Areas; LAX, Palmdale Regional Airport, Fox Airfield, and Brackett Field.^{30,31} LAX and Palmdale Regional Airport do not have their own ALUCPs; however, Fox Airfield and Brackett Field do, and the County has a County-wide ACULP. Generally,

²⁶ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

²⁷ County of Los Angeles Department of Regional Planning. October 2019. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. In Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/figures2015>

²⁸ California Coastal Commission. Adopted 13 September 2002. City of Malibu Local Coastal Program Land Use Plan. <https://www.coastal.ca.gov/ventura/malibu-lup-final.pdf>

²⁹ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

³⁰ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

³¹ Los Angeles County GIS Data Portal. Airport Land Use Commission (ALUC) Layers. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2019/12/23/airport-land-use-commission-aluc-layers/>

industrial and commercial uses are compatible within Airport Influence Areas. These revisions would comply with the regulations set forth in the ACLUPs.³² The Ordinance would result in no impact to these land use plans, as the proposed program would not change the existing land use designations on the existing parcels, which are already compatible to these plans. Additionally, these revisions would comply with any regulations set forth in the ACLUPs.

Regarding coastal zones, the Supermarket Accessory Recycling Collection Centers revisions are not located within an LCP; however, they are located with the Santa Monica Mountains Coastal Zone.³³ As stated in the County General Plan 2035, land use regulation and jurisdictional authority in the Santa Monica Mountains Coastal Zone involves many public entities. In the unincorporated areas, biological resource protection is implemented through the Malibu Land Use Plan, the Malibu Coastal Program District, the County, and the California Coastal Commission. The County also establishes nine CRAs in the County, one of which is the Santa Monica Mountains Coastal Zone.^{34,35} The Malibu Land Use Plan was adopted by the California Coastal Commission and contains provisions for new development, which the Recycling and Waste Management Revisions would comply with.³⁶ The Ordinance would result in no impact to any of these land use plans. The Supermarket Accessory Recycling Collection Centers sub element of the Recycling and Waste Management Revisions element of the Green Zones Program is consistent with the goals and policies of the General Plan. In the case of the regulations for updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in a conflict with adopted or proposed regulations. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in have less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. A review of all 11 goals of the Land Use Element shows that none are in conflict with the Ordinance (see Table 2.11-1). The Storage Enclosures for Recycling and Solid Waste Revisions fall within four Airport Influence Areas; LAX, Palmdale Regional Airport, Fox Airfield, and Brackett Field. LAX and Palmdale Regional Airport do not have their own ALUCPs, however, Fox Airfield and Brackett Field do, and the County has a County-wide ACULP. Generally, industrial and commercial uses are compatible within Airport Influence Areas. These revisions would comply with the regulations set forth in the ACLUPs. The Ordinance would result in no impact to these land use plans, as the proposed program would not change the existing land use designations on the existing parcels, which are already compatible to these plans. Additionally, these revisions would comply with any regulations set forth in the ACLUPs. Regarding coastal zones, the Storage Enclosures for Recycling and Solid Waste Revisions are not located within an LCP; however, they are located with the Santa Monica Mountains Coastal Zone. As stated in the County General Plan 2035, land use regulation and jurisdictional authority in the Santa Monica Mountains Coastal Zone involves many public entities. In the unincorporated areas, biological resource protection is implemented through the Malibu Land Use Plan, the Malibu Coastal Program District, the County, and the California Coastal Commission. The County also establishes nine CRAs

³² Los Angeles County Department of Regional Planning. Los Angeles County Airport Land Use Commission (ALUC): Airports, Plans, and Maps. Accessed April 9, 2020. <http://planning.lacounty.gov/aluc/airports>

³³ Los Angeles County GIS Data Portal. California Coastal Commission Zone Boundaries. Accessed April 9, 2020. <https://egis3.lacounty.gov/dataportal/2011/06/06/california-coastal-commission-zone-boundaries/>

³⁴ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Chapter 6: Land Use Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

³⁵ County of Los Angeles Department of Regional Planning. October 2019. Figure 9.3: Significant Ecological Areas and Coastal Resource Areas Policy Map. In Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/figures2015>

³⁶ California Coastal Commission. Adopted 13 September 2002. City of Malibu Local Coastal Program Land Use Plan. <https://www.coastal.ca.gov/ventura/malibu-lup-final.pdf>

in the County, one of which is the Santa Monica Mountains Coastal Zone. The Malibu Land Use Plan was adopted by the California Coastal Commission and contains provisions for new development, which the Recycling and Waste Management Revisions would comply with. The Ordinance would result in no impact to any of these land use plans. The Storage Enclosures for Recycling and Solid Waste Revisions element of the Green Zones Program is consistent with the goals and policies of the General Plan. In the case of the regulations for updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in a conflict with adopted or proposed regulations. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in regard to conflicting with adopted or proposed land use plans, policies, or regulations. No further analysis is warranted.

**TABLE 2.11-1
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Consistent = The Ordinance is consistent with the policy or it fulfills the goal or objective listed in the respective land use plan.
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 Potential conflict = The Ordinance has the potential to be incompatible with the goal/policy/objective list in the respective land use plan.

County General Plan 2035

Land Use Goals and Policies	Potential Conflict				Discussion
	Green Zone Districts	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU 1: A General Plan that serves as the constitution for development, and a Land Use Policy Map that implements the General Plan's Goals, Policies and Guiding Principles.	Consistent	Consistent	Consistent	Consistent	The Green Zones Ordinance is intended to implement the County General Plan 2035
Goal LU 2: Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration.	No conflict	No conflict	No conflict	No conflict	
Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.	No conflict	No conflict	No conflict	No conflict	
Goal LU 4: Infill development and redevelopment that strengthens and enhances communities	No conflict	No conflict	No conflict	No conflict	
Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities. <ul style="list-style-type: none"> Policy LU 5.7: Direct resources to areas that lack amenities, such as transit, clean air, grocery stores, bikeways, parks, and other components of a healthy community. Policy LU 5.9: Preserve key industrially designated land for intensive, employment-based uses. Policy LU 5.10: Encourage employment opportunities and housing to be developed in proximity to one another. Policy LU 5.9 preserves industrial land for employment and Policy LU 5.10 encourages employment opportunities, such as industrial, to be developed near housing. The Ordinance improves communities with existing industrial uses next to sensitive uses such as housing. 	Consistent	Consistent	Consistent	Consistent	Per Policy LU 5.7, the Ordinance would improve the air quality and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby uses.
Goal LU 6: Protected rural communities characterized by living in a non-urban or agricultural environment at low densities without typical urban services. <ul style="list-style-type: none"> Policy LU 6.1: Protect rural communities from the encroachment of incompatible development that conflict with existing land use patterns and service standards. 	No conflict	No conflict	No conflict	No conflict	The Ordinance may result in development in rural communities with existing industrial, recycling, supermarket, or other uses; however, this development would not be conflict with existing land use patterns, as development would be minor additions to existing uses.
Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment. <ul style="list-style-type: none"> 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. Policy LU 7.4: Ensure land use compatibility in areas adjacent to military installations and where military operations, testing, and training activities occur. Policy LU 7.5: Ensure land use compatibility in areas adjacent to mineral resources where mineral extraction and production, as well as activities related to the drilling for and production of oil and gas, may occur. Policy LU 7.6: Ensure that proposed land uses located within Airport Influence Areas are compatible with airport operations through compliance with airport land use compatibility plans. Policy LU 7.7: Review all proposed programs located within Airport Influence Areas for consistency with policies of the applicable airport land use compatibility plan.* 	Consistent	Consistent	Consistent*	Consistent*	The purpose of the Ordinance is to reduce and mitigate the impacts of incompatible land uses, such as industrial and waste facilities, by using buffers and other design techniques, which fulfills Goal LU 7 and Policy LU 7.1-7.3. Additionally, the Ordinance would not change the land use designations of the existing parcels, and therefore would not result in incompatibility in or near military installations or mineral resource sites. *The Green Zone Districts do not fall within Airport Influence Areas, however, the Recycling and Waste Management Revisions and Supermarket Recycling Center Revisions do. These revisions would comply with the relevant airport land use computability plan(s).
Goal LU 8: Land uses that are compatible with military operations and military readiness and enhance safety for military personnel and persons on the ground.	Consistent	Consistent	Consistent	Consistent	The Ordinance is compatible with this goal as the Ordinance would not change the land use designations of the existing parcels, and therefore would not result in incompatibility in or near military installations or mineral resource sites.

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Land Use Goals and Policies	Potential Conflict				Discussion
	Green Zone Districts	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU 9: Land use patterns and community infrastructure that promote health and wellness. Policy LU 9.1: Promote community health for all neighborhoods.	Consistent	Consistent	Consistent	Consistent	The Ordinance would improve the health and livability of the communities which have industrial, commercial, or other uses, as they would be required to implement development standards to reduce impacts to nearby uses, thereby promoting health for all neighborhoods.
Goal LU 10: Well-designed and healthy places that support a diversity of built environments.	No conflict	No conflict	No conflict	No conflict	
Goal LU 11: Development that utilize sustainable design techniques.	No conflict	No conflict	No conflict	No conflict	
Goal C/NR 3: Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone,* riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.	No conflict	No conflict	No conflict*	No conflict*	The Green Zone Districts are not located within a Coastal Zone and have no conflict with Goal C/NR 3. * The Recycling and Waste Management Revisions and the Supermarket Recycling Center Revisions are located in Coastal Zones, however, they would comply with the applicable plans and policies.

SOURCE: Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Chapter 6: Land Use Element. Los Angeles County General Plan 2035. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf

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Antelope Valley Area Plan – Town and Country

Land Use Goals and Policies	Potential Conflict		Discussion
	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU 1: A land use pattern that maintains and enhances the rural character of the unincorporated Antelope Valley. <ul style="list-style-type: none"> Policy LU 1.4: Ensure that there are appropriate lands for commercial and industrial services throughout the unincorporated Antelope Valley sufficient to serve the daily needs of rural residents and to provide local employment opportunities. 	No conflict	No conflict	The Ordinance may result in development in rural areas of the Antelope Valley; however, the development would be minimal and limited to existing industrial, waste, supermarket, or other facilities.
Goal LU 2: A land use pattern that protects environmental resources <ul style="list-style-type: none"> Policy LU 2.1: Limit the amount of potential development in Significant Ecological Areas, including Joshua Tree Woodlands, wildlife corridors, and other sensitive habitat areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan Policy LU 2.2: Except within economic opportunity areas, limit the amount of potential development within Scenic Resource Areas, including water features, significant ridgelines, and Hillside Management Areas, through appropriate land use designations, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan Policy LU 2.3: Except within economic opportunity areas, limit the amount of potential development in Agricultural Resource Areas, including important farmlands designated by the State of California and historical farmland areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 2.4: Except within economic opportunity areas, limit the amount of potential development in Mineral Resource Areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 2.5: Except within economic opportunity areas, limit the amount of potential development in riparian areas and groundwater recharge basins, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 2.6: Except within economic opportunity areas, limit the amount of potential development near the National Forests and on private lands within the National Forests, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. 	Consistent	Consistent	The purpose of the Ordinance is to improve the environment, thereby protecting environmental resources. Furthermore, analyses of biological, visual, agricultural, mineral, and forestry resources have shown that the proposed program would be compatible with these policies given the limited development.
Goal LU 3: A land use pattern that minimizes threats from hazards. <ul style="list-style-type: none"> Policy LU 3.1: Except within economic opportunity areas, prohibit new development on fault traces and limit the amount of development in Seismic Zones, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan Policy LU 3.2: Except within economic opportunity areas, limit the amount of potential development in Very High Fire Hazard Severity Zones, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 3.3: Except within economic opportunity areas, limit the amount of potential development in Flood Zones designated by the Federal Emergency Management Agency, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 3.4: Except within economic opportunity areas, limit the amount of potential development on steep slopes identified as Hillside Management Areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 3.5: Except within economic opportunity areas, limit the amount of potential development in landslide and liquefaction areas, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan Policy LU 3.6: Except within economic opportunity areas, limit the amount of potential residential development in airport influence areas and near military lands, through appropriate land use designations with very low residential densities, as indicated in the Land Use Policy Map (Map 2.1) of this Area Plan. Policy LU 3.7: All development projects located on parcels that are within an airport influence area shall be consistent with all policies of that airport's land use compatibility plan* 	Consistent*	Consistent*	The purpose of the Ordinance is to reduce threats from environmental issues, thereby minimizing threats from hazards. Furthermore, regarding Policy LU 3.1-3.6, the Ordinance would not change the existing land use designations which are compatible with the Area Plan, and therefore would not result in a change that would cause exposure to these hazards. *The Green Zone Districts do not fall within Airport Influence Areas; however, the Recycling and Waste Management Revisions and Supermarket Recycling Center Revisions do. These revisions would comply with the relevant airport land use computability plan(s).

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Land Use Goals and Policies	Potential Conflict		Discussion
	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU 4: A land use pattern that promotes the efficient use of existing and/or planned infrastructure and public facilities.	No conflict	No conflict	The proposed program would make minimal development changes to existing uses.
Goal LU 5: A land use pattern that decreases greenhouse gas emissions. <ul style="list-style-type: none"> Policy LU 5.4: Ensure that there is an appropriate balance of residential uses and employment opportunities within close proximity of each other. 	No conflict	No conflict	
Goal LU 6: A land use pattern that makes the Antelope Valley a sustainable and resilient place to live.	Consistent	Consistent	The Ordinance improves the environment and the livability of the communities, thereby fitting into the land use pattern which makes the Antelope Valley a sustainable and resilient place to live.

SOURCE: Los Angeles County Department of Regional Planning, June 2015. Chapter 2: Land Use Element. Antelope Valley Area Plan – Town and Country. http://planning.lacounty.gov/assets/upl/project/tnc_draft-20150601.pdf

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 Potential conflict = The Ordinance has the potential to be incompatible with the goal/policy/objective list in the respective land use plan.

Santa Clarita Valley Area Plan – One Valley One Vision

Land Use Goals and Policies	Potential Conflict		Discussion
	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions	
Goal LU-1: Urban Form: An interconnected Valley of Villages providing diverse lifestyles, surrounded by a greenbelt of natural open space.	No conflict	No conflict	
Goal LU-2: Mixed Land Uses: A mix of land uses to accommodate growth, supported by adequate resources and maintaining community assets. <ul style="list-style-type: none"> • Objective LU-2.1 Provide adequate, suitable sites for housing, employment, business, shopping, public facilities, public utility facilities, and community services to meet current needs and the anticipated needs of future growth. <ul style="list-style-type: none"> ○ Policy LU-2.1.5: Identify areas with hazardous conditions and ensure that uses in or adjacent to these areas pose minimal risk to public health or safety. 	Consistent	No conflict	Per Policy LU-2.1.5, the Ordinance identifies areas with hazardous environmental conditions, such as industrial uses, and minimizes the impact of these risks.
Goal LU-3: Healthy Neighborhoods: Healthy and safe neighborhoods for all residents. <ul style="list-style-type: none"> • Objective LU-3.3 Ensure that the design of residential neighborhoods considers and includes measures to reduce impacts from natural or man-made hazards. <ul style="list-style-type: none"> ○ Policy LU-3.3.3: Identify neighborhoods in which uses that pose a potential hazard to human health and safety may be over-concentrated, and address public safety through use of buffer areas, policies on siting decisions for such uses, changing land use designations, or other means as deemed appropriate. 	Consistent	Consistent	The purpose of the Ordinance is to improve the environment, thereby creating healthy and safe neighborhoods for residents. It also identifies areas with hazardous environmental conditions, such as industrial uses, and minimizes the impact of these risks.
Objective LU-4: Economic Vitality: A diverse and healthy economy.	No conflict	No conflict	
Goal LU-7: Environmentally Responsible Development: Environmentally responsible development through site planning, building design, waste reduction, and responsible stewardship of resources. <ul style="list-style-type: none"> • Objective LU-7.5 Promote waste reduction through site and building design. <ul style="list-style-type: none"> ○ Policy LU-7.5.1: Ensure that all new development provides adequate space for recycling receptacles and bins on site. • Objective LU-7.6 Protect natural habitats through site design where reasonable and feasible. <ul style="list-style-type: none"> ○ Policy LU-7.6.1: Limit outdoor lighting levels to the minimum needed for safety and security, and encourage lower lighting levels when businesses are closed. 	Consistent	Consistent	Per Policy LU-7.5.1, the Storage Enclosures for Recycling and Solid Waste requirements would Encourage waste reduction through proper design of storage enclosures, and would also ensure that adequate space is provided for recycling receptacles and bins on site The lighting which would be required on Supermarket Recycling Collection Centers would be compatible with Policy LU-8.3.1.
Goal LU-8: Environmental Justice Equitable and convenient access to social, cultural, educational, civic, medical, and recreational facilities and opportunities for all residents.	Consistent	Consistent	The purpose of the Ordinance is to improve the environment for surrounding uses and address environmental justice.
Goal LU-9: Public Facilities Adequate public facilities and services, provided in a timely manner and in appropriate locations to serve existing and future residents and businesses. <ul style="list-style-type: none"> • Objective LU-9.1 Coordinate land use planning with provision of adequate public services and facilities to support development. <ul style="list-style-type: none"> ○ Policy LU-9.1.2: Coordinate review of development projects with other agencies and special districts providing utilities and other services. ○ Policy LU-9.1.7: Provide for location of additional waste transfer stations and other facilities to promote recycling and reuse of materials within Industrial designations on the Land Use Map, subject to the provisions of the County Zoning Ordinance. 	Consistent	Consistent	

SOURCE: Los Angeles County Department of Regional Planning. 2012. Chapter 2: Land Use Element. Santa Clarita Valley Area Plan – One Valley One Vision. http://planning.lacounty.gov/assets/upl/project/ovov_2012-ch-02-landuse.pdf

c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?

Existing Conditions

As discussed in Section 2.1, *Aesthetics*, the County General Plan designates HMAs for natural slope gradients of 25 percent or steeper, with the intent to conserve the natural beauty and public benefit of hillsides (see Figure 2.1-2, *Slope*). Hillsides are protected by the HMA Ordinance, which was adopted as a component of the County General Plan and requires development in HMAs to comply with the Hillside Design Guidelines in a manner that respects the natural topography and biological resources of the area.^{37,38} The new County HMA Ordinance became effective on November 5, 2015.³⁹

The most recent SEA Ordinance became effective on January 16, 2020. There are 28 SEAs in Los Angeles County.⁴⁰ The SEA Ordinance establishes the permitting, design standards, and review process for development within SEAs, balancing preservation of the County's natural biodiversity with private property rights.

Threshold of Significance

A significant impact would occur if the proposed program conflicted with the goals or policies of the County General Plan related to HMAs or SEAs.⁴¹

Impact Analysis

The potential for impacts in regard to conflicting with the goals and policies of the General Plan related to HMAs or SEAs has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment have been evaluated in regard to conflicting with the goals and policies of the General Plan related to HMAs or SEAs. The Ordinance includes 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 (see Table 1.IV-2).

³⁷ 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>.

³⁸ County of Los Angeles Department of Regional Planning. Accessed 31 March 2020. Hillside Design Guidelines. Available at: <http://planning.lacounty.gov/hma>

³⁹ Los Angeles County Department of Regional Planning . Effective November 5, 2015. Hillside Management Area (HMA) Ordinance. Available at: <http://planning.lacounty.gov/hma>

⁴⁰ Los Angeles County Department of Regional Planning. Update Effective January 16, 2020. Significant Ecological Areas Program. Available at: <http://planning.lacounty.gov/site/sea/maps/>

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

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling or solid waste, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in impacts to land use in regard to conflicting with the goals and policies of the General Plan related to HMAs or SEAs. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ ~~40~~ years of adoption of the Ordinance. Approximately 5 percent of the area of the Green Zone Districts is located with an area with a slope over 25 percent (Figure 2.1.2). The revisions to the Ordinance would not revise any of the development requirements of the Hillside Management Ordinance. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines.⁴² There are no SEAs within the Green Zone Districts. There are 16 policies in the Land Use Element and the Conservation Element of the General Plan that are applicable to SEAs. The proposed revisions to the Green Zone Districts are consistent with all of these policies (Table 2.11-2, *Hillside Management Areas and Significant Ecological Area Consistency with The Green Zones Ordinance*). In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows;

⁴² 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>.

placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. Large areas of the parcels affected by the New Sensitive Uses element of the Green Zones Program are located in areas with a slope over 25 percent (Figure 2.1.2). The revisions to the Ordinance would not revise any of the development requirements of the Hillside Management Ordinance. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines.⁴³ Multiple SEAs overlap the boundaries of the New Sensitive Uses element of the Green Zones Program (Figure 2.4.2). However, the revisions to the Ordinance would not revise any of the development requirements of the SEA program. Any development proposed in an SEA would be required to meet the requirements of the SEA Program.⁴⁴ There are 16 policies in the Land Use Element and the Conservation Element of the General Plan that are applicable to SEAs. The proposed revisions to the New Sensitive Uses are consistent with all of these policies (Table 2.11-2). In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs.

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, would not result in significant impacts in regard to conflicting with the goals and policies of the General Plan related to HMAs or SEAs. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Large areas of the parcels affected by the Recycling and Waste Management element of the Green Zones Program are located in areas with a slope over 25 percent (Figure 2.1.2). Multiple SEAs overlap the boundaries of the New Sensitive Uses element of the Green Zones Program (Figure 2.4.2). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~However, the revisions to the~~

⁴³ 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>.

⁴⁴ County of Los Angeles. SEA Ordinance. December 17, 2020. Available at: <http://file.lacounty.gov/SDSInter/bos/supdocs/142693.pdf>

~~Ordinance would result in the prohibition of automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs or SEAs.~~ There are 16 policies in the Land Use Element and the Conservation Element of the General Plan that are applicable to SEAs. The proposed revisions to the Recycling and Waste Management are consistent with all of these policies (Table 2.11-2). In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in regard to conflicting with the goals and policies of the General Plan related to HMAs or SEAs. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in regard to conflicting with the goals and policies of the General Plan related to HMAs or SEAs. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures will be built. Large areas of the parcels affected by the Supermarket Accessory Recycling Collection Centers revisions are located in areas with a slope over 25 percent (Figure 2.1.2). The revisions to the Ordinance would not revise any of the development requirements of the Hillside Management Ordinance. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines.⁴⁵ Multiple SEAs overlap the boundaries of the Supermarket Accessory Recycling Collection Centers revisions (Figure 2.4.2). However, the revisions to the Ordinance would not revise any of the development requirements of the SEA program. Any development proposed in an SEA would be required to meet the requirements of the SEA Program.⁴⁶ There are 16 policies in the Land Use Element and the Conservation Element of the General Plan that are applicable to SEAs. The proposed revisions to the Supermarket Accessory Recycling Collection Centers revisions are consistent with all of these policies (Table 2.11-2). In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. Any new development or

⁴⁵ 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>.

⁴⁶ County of Los Angeles. SEA Ordinance. December 17, 2020. Available at: <http://file.lacounty.gov/SDSInter/bos/supdocs/142693.pdf>

expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

Large areas of the parcels affected by the Storage Enclosures for Recycling and Solid Waste revisions are located in areas with a slope over 25 percent (Figure 2.1.2). The revisions to the Ordinance would not revise any of the development requirements of the Hillside Management Ordinance. Any development proposed in an HMA would be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines.⁴⁷ Multiple SEAs overlap the boundaries of the Storage Enclosures for Recycling and Solid Waste revisions (Figure 2.4.2). However, the revisions to the Ordinance would not revise any of the development requirements of the SEA program. Any development proposed in an SEA would be required to meet the requirements of the SEA Program.⁴⁸ There are 16 policies in the Land Use Element and the Conservation Element of the General Plan that are applicable to SEAs. The proposed revisions to the Storage Enclosures for Recycling and Solid Waste revisions are consistent with all of these policies (Table 2.11-2). In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. Therefore, the Storage Enclosures for Recycling and Solid Waste revisions would result in less than significant impacts regarding conflicting with the goals and policies of the General Plan related to HMAs or SEAs. No further analysis is warranted.

⁴⁷ 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>.

⁴⁸ County of Los Angeles. SEA Ordinance. December 17, 2020. Available at: <http://file.lacounty.gov/SDSInter/bos/supdocs/142693.pdf>

**TABLE 2.11-2
HILLSIDE MANAGEMENT AREA AND SIGNIFICANT ECOLOGICAL AREA CONSISTENCY WITH THE GREEN ZONES ORDINANCE**

Consistent = The Ordinance is consistent with the policy or it fulfills the goal or objective listed.
 No conflict = The Ordinance does not conflict with the goal/policy/objective list.
 Potential conflict = The Ordinance has the potential to be incompatible with the goal/policy/objective list.

2035 General Plan and Conservation Element Goals and Policies	Potential Conflict			
	Green Zone Districts	New Sensitive Uses	Recycling and Waste Management Revisions	Storage Enclosures for Recycling and Solid Waste Revisions
Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.	Consistent	Consistent	Consistent	Consistent
Goal C/NR 3: Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone,* riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.	No conflict	No conflict	No conflict	No conflict
Conservation Element Policies	No conflict	No conflict	No conflict	No conflict
Goal C/NR 3: Permanent, sustainable preservation of genetically and physically diverse biological resources and ecological systems including: habitat linkages, forests, coastal zone, riparian habitats, streambeds, wetlands, woodlands, alpine habitat, chaparral, shrublands, and SEAs.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.1: Conserve and enhance the ecological function of diverse natural habitats and biological resources.	Consistent	Consistent	Consistent	Consistent
Policy C/NR 3.2: Create and administer innovative County programs incentivizing the permanent dedication of SEAs and other important biological resources as open space areas.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.3: Restore upland communities and significant riparian resources, such as degraded streams, rivers, and wetlands to maintain ecological function—acknowledging the importance of incrementally restoring ecosystem values when complete restoration is not feasible.	Consistent	Consistent	Consistent*	Consistent*
Policy C/NR 3.4: Conserve and sustainably manage forests and woodlands.	Consistent	Consistent	Consistent	Consistent
Policy C/NR 3.5: Ensure compatibility of development in the National Forests in conjunction with the U.S. Forest Service Land and Resource Management Plan.	Consistent	Consistent	Consistent	Consistent
Policy C/NR 3.6: Assist state and federal agencies and other agencies, as appropriate, with the preservation of special status species and their associated habitat and wildlife movement corridors through the administration of the SEAs and other programs.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.7: Participate in inter-jurisdictional collaborative strategies that protect biological resources.	No conflict	No conflict	No conflict	No conflict
Site Sensitive Design				
Policy C/NR 3.8: Discourage development in areas with identified significant biological resources, such as SEAs.	No conflict	No conflict	No conflict*	No conflict*
Policy C/NR 3.8: Discourage development in areas with identified significant biological resources, such as SEAs.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.9: Consider the following in the design of a project that is located within an SEA, to the greatest extent feasible: <ul style="list-style-type: none"> • Preservation of biologically valuable habitats, species, wildlife corridors and linkages; • Protection of sensitive resources on the site within open space; • Protection of water sources from hydromodification in order to maintain the ecological function of riparian habitats; • Placement of the development in the least biologically sensitive areas on the site (prioritize the preservation or avoidance of the most sensitive biological resources onsite); • Design required open spaces to retain contiguous undisturbed open space that preserves the most sensitive biological resources onsite and/or serves to maintain regional connectivity; • Maintenance of watershed connectivity by capturing, treating, retaining, and/or infiltrating storm water flows on site; and • Consideration of the continuity of onsite open space with adjacent open space in project design. 	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.10: Require environmentally superior mitigation for unavoidable impacts on biologically sensitive areas, and permanently preserve mitigation sites.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 3.11: Discourage development in riparian habitats, streambeds, wetlands, and other native woodlands in order to maintain and support their preservation in a natural state, unaltered by grading, fill, or diversion activities.	No conflict	No conflict	No conflict	No conflict
Policy C/NR 4.1: Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands.	No conflict	No conflict	No conflict	No conflict

2.12. MINERAL RESOURCES

This analysis is undertaken to determine if the proposed program may have a significant impact to mineral resources, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to California Department of Conservation (CDC) data from the California Geologic Survey and the Division of Mine Reclamation,^{2,3} Title 22 of the Los Angeles County Municipal Code,⁴ and the Conservation and Natural Resources Element of the Los Angeles County General Plan 2035.⁵

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				

Existing Conditions

Under the 1975 Surface Mining and Reclamation Act (SMARA, PRC 2710 et seq.), Mineral Land Classification (MLC) studies are conducted by the State Geologist through the California Geologic Survey (previously the Division of Mines and Geology). MLC reports identify areas with potentially important mineral resources that should be considered in local and regional planning, and then designate and map Mineral Resource Zones (MRZs) according to the existence or nonexistence of significant mineral resource deposits. There are four MRZ designations: areas with no significant mineral deposits or low likelihood (MRZ-1), areas with significant mineral deposits or high likelihood (MRZ-2), areas with mineral deposits of unknown significance (MRZ-3), and areas with inadequate information (MRZ-4).⁶ In addition, the California Department of Conservation, Division of Mine Reclamation, provides a map service, “Mines Online,” which is updated daily and shows the commodities produced by California’s mines and their statuses.⁷The Recycling

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² 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>

³ California Department of Conservation, Division of Mine Reclamation. Mines Online. Accessed 05 March 2020. <https://maps.conservation.ca.gov/mol/index.html>

⁴ Los Angeles County. Code of Ordinances, Title 22 – Planning and Zoning. Accessed 3 March 2020. https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO

⁵ County of Los Angeles. Adopted 06 October 2015. Chapter 9: Conservation and Natural Resources Element. In the Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

⁶ 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>

⁷ California Department of Conservation, Division of Mine Reclamation. Mines Online. Accessed 5 March 2020. <https://maps.conservation.ca.gov/mol/index.html>

and Waste Management Revisions include land with mineral resources that fall under MRZ-2s,⁸ and there are 11 mines in the County that are located within parcels that are subject to these revisions due to their location on land with an M-2 or A-2 land use zoning designation (Table 2.12-1, *Mines Located in Parcels Subject to the Ordinance*).⁹

**TABLE 2.12-1
MINES LOCATED IN PARCELS SUBJECT TO THE ORDINANCE**

Name of Mine	Status	Title 22 Zoning Designation
Santa Clarita Valley		
Lang Station	Active	Zone A-2
Rasmussen Soledad Rock Quarry	Active	Zone A-2
Castaic Clay Manufacturing	Active	Zone M-2
Soledad Canyon – Exempt	Exempt	Zone A-2
Land Station – Sweetwater	Closed – No Intent to Resume	Zone A-2
Soledad Canyon	Closed – No Intent to Resume	Zone A-2
Caspar Mine – Abandoned	Abandoned	Zone A-2
Antelope Valley		
Big Rock Creek – Lebata	Active	Zone A-2
Big Rock Creek – Vulcan	Active	Zone M-2
Big Rock Creek – Granite	Newly Permitted	Zone A-2
Mojave Mine	Closed – Merged	Zone A-2

SOURCE: California Department of Conservation, Division of Mine Reclamation, Mines Online, last updated 2020.

Threshold of Significance

A significant impact would occur if the proposed program would cause the loss of availability of a known mineral resource. An example would be the construction of a residential subdivision on top of a known sand and gravel mineral resource.

Impact Analysis

The proposed program would 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. The potential for impacts to mineral resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*; Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment and mineral resources 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to 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. The Green Zone Districts cover approximately 1,950

⁸ California Department of Conservation, California Geological Survey. Mineral Land Classification Studies Index. Updated 01 October 2015. Accessed 12 March 2020. <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>

⁹ California Department of Conservation, Division of Mine Reclamation. Mines Online. Accessed 5 March 2020. <https://maps.conservation.ca.gov/mol/index.html>

acres of the County, which includes land with mineral resources that fall under MRZ-2s.¹⁰ However, despite the proposed program's location within areas which contain significant mineral resources, the Green Zone Districts would have no impact on these mineral resources, as the Ordinance would not result in the loss of their availability.

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently, the zoning and land use designations for the 11 districts under consideration for proposed revision allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The industrial uses would already exist within any MRZ, and therefore, the proposed program would not result in the loss of availability of a mineral resource as it would not differ substantially from existing conditions. The existing land uses would already exist within an MRZ-2, and the new development standards would not result in a substantial change from existing conditions. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses such that the mineral resources would be lost.

Additionally, based on a comparison of the maps of the proposed Green Zone Districts and the mines shown on the maps provided by the CDC, there are no mines located within areas subject to the Green Zone Districts.¹¹ Therefore, the Green Zone Districts would result in no impacts to 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 further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses revisions would result in no impacts to 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. These revisions are applicable to all unincorporated territory of the County, which includes land with mineral resources that fall under MRZ-2s.¹²

Currently, the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the

¹⁰ 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>

¹¹ California Department of Conservation, Division of Mine Reclamation. Mines Online. Accessed 5 March 2020. <https://maps.conservation.ca.gov/mol/index.html>

¹² California Department of Conservation, California Geological Survey. Mineral Land Classification Studies Index. Updated 01 October 2015. Accessed 12 March 2020. <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>

zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining~~ legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from the sensitive use being proposed, such that they would result in the loss of a mineral resource. 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, would be minor additions to the design of the proposed new sensitive use, which would be evaluated on an individual project basis under CEQA for impacts to mineral resources. Any construction resulting from compliance with development standards would be minimal and would not be substantially different from the design of the individual project in an MRZ-2 without the proposed measures.

Therefore, the New Sensitive Uses Element of the Green Zones Program would result in no impacts to 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 further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to 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.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.

The Recycling and Waste Management Revisions would have no impact on the existing mineral resources and active mines, as the Recycling and Waste Management Revisions place development standards and new permit and review processes on specific uses. In the case of updated standards for specific uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in the loss of a mineral resource. These measures to reduce the impacts existing industrial recycling and solid waste uses through development standards such as construction of landscaping and planting trees, buffering, and open space, would be minor additions to existing

industrial uses. The existing land uses would already exist within an MRZ-2, and the new development standards would not result in a substantial change from existing conditions. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the ~~existing~~ conditions for existing or proposed industrial uses such that the mineral resources would be lost. Furthermore, permitting an organic waste, recycling, or solid waste facility would remain a discretionary action, and each development would be analyzed for project-level impacts in relation to conversion of mineral resources. Therefore, Recycling and Waste Management Revisions would result in no impacts to 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 further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to 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. The Supermarket Accessory Recycling Collection Centers revisions include land with mineral resources that fall under MRZ-2s,¹³ and there are two active mines in the County which are located within parcels that are subject to Supermarket Recycling Center Revisions due to their location on land with an M-2 land use zoning designation (Table 2.12-1).¹⁴ The Supermarket Accessory Recycling Collection Centers would have no impact on the existing mineral resources or active mines, as the revisions pertain to standards, conditions, and procedures that support and facilitate the development of recycling collection center as an accessory use to an existing supermarket.

The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones.

These uses would be constructed on existing parking lots, and no new structures will be built. As such, these revisions would not affect the mines given that mines are not supermarket or supermarket recycling facilities and would not result in development on an MRZ-2. The construction of a recycling collection center as an attachment to an existing supermarket or compliance with development standards would not substantially alter the existing conditions such that the mineral resources would be lost.

Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impacts to 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 further analysis is warranted.

¹³ California Department of Conservation, California Geological Survey. Mineral Land Classification Studies Index. Updated 01 October 2015. Accessed 12 March 2020. <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions element of the Green Zones Program would result in no impacts to 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. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

The Storage Enclosures for Recycling and Solid Waste Revisions would have no impact on the existing mineral resources and active mines, as these revisions would not affect the mines given that they are not recycling or waste facilities and would not result in development within an MRZ-2. Any construction of storage enclosures or areas resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing land uses such that the mineral resources would be lost. Should the revisions to on-site waste storage standards be relevant to any waste produced by the mines, the mines would comply, and this would not result in the loss of availability of the mineral resource recovery site.

Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to 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 further analysis is warranted.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

Existing Conditions

The Conservation and Natural Resources Element of the County General Plan 2035 addresses the use and management of valuable energy and mineral resources in the unincorporated areas of the County, and the importance of sustaining and maintaining these resources for future users. The County does not delineate a specific locally important mineral resource recovery site; however, it depends on the California Geological Survey to identify deposits of regionally significant mineral resources (MRZ-2s). The County General Plan 2035 specifies four major MRZ-2s in, or partially within, the unincorporated County (Table 2.12-2, *Mineral Resources Inventory in the County General Plan*).¹⁵

**TABLE 2.12-2
MINERAL RESOURCES INVENTORY IN THE COUNTY GENERAL PLAN**

Production Region	Aggregate Reserves as of 1999	Per Capita Consumption Rates	Estimated Depletion Year
Irwindale Production Area	250 million tons	4.0 tons	2017
Little Rock Creek Fan	250 million tons	12.7 tons	2046
Soledad Production Area	160 million tons	9.9 tons	2046
Sun Valley Production Area	20 million tons	2.4 tons	Near depletion

SOURCE: Los Angeles County General Plan 2035, Chapter 9: Conservation and Natural Resources Element, Section VI. Mineral and Energy Resources, adopted 2015.

Threshold of Significance

A significant impact would occur if the proposed program resulted 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. An example would be the construction of a residential subdivision on top of a known sand and gravel mineral resource that is designated as a mineral resource in jurisdiction's general plan conservation element.

¹⁵ California Department of Conservation, Division of Mine Reclamation. Mines Online. Accessed 05 March 2020. <https://maps.conservation.ca.gov/mol/index.html>

Impact Analysis

The proposed program would 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. The potential for impacts to mineral resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*; Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment and mineral resources 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would 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. Based on a comparison of the proposed Green Zone Districts and the maps of the County MRZ-2s, the proposed Florence-Firestone District overlaps with the Sun Valley Production Area MRZ-2, and the Avocado Heights District overlaps with the Irwindale Production Area. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. As previously discussed, despite the proposed program's location within an area which contains significant mineral resources, the Green Zones Program would have no impact on these mineral resources, as the Ordinance would not result in the loss of their availability.

Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 10 years of adoption of the Ordinance.

Updated standards for existing industrial uses include minimal construction activities which would not substantially alter the existing conditions for existing industrial uses, and which would not affect new industrial facilities which are subject to environmental review under CEQA in relation to mineral resources. Additionally, the Green Zones Program would

have no impact on any mineral resource recovery sites, as there are no mines located within areas subject to the Green Zone Districts.¹⁶

Therefore, the Green Zone Districts would 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 further analysis is warranted.

Element 2 – New Sensitive Uses

The New Sensitive Uses would 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from the sensitive use being proposed, such that they would result in the loss of a mineral resource. This element of the Ordinance applies to all unincorporated territory of the County, and therefore includes the four MRZ-2s delineated in the County General Plan 2035. However, 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, would be minor additions to the design of the proposed new sensitive use, which would be evaluated on an individual project basis under CEQA for impacts to mineral resources. Any construction resulting from compliance with development standards would be minimal and would not be substantially different from the design of the individual project without the proposed measures in a County-delineated MRZ-2. Therefore, the new development standards for New Sensitive Uses would 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 further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would 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. Based on a comparison of the proposed Recycling and Waste Management Revisions areas and the maps of the County MRZ-2s, parcels which are subject to these revisions are located within all four MRZ-2s that the County delineates.¹⁷ However, despite its location within an area which contains significant mineral resources, the Recycling and Waste Management Revisions would have no impact on these mineral resources, as the Ordinance would not result in the loss of their availability.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in

¹⁶ California Department of Conservation, Division of Mine Reclamation. Mines Online. Accessed 05 March 2020. <https://maps.conservation.ca.gov/mol/index.html>

¹⁷ County of Los Angeles Department of Regional Planning. Accessed 5 March 2020. Figure 9.6: Mineral Resources. Available at http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_9.6_mineral_resources.pdf

M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

The Recycling and Waste Management Revisions would implement development standards and new permit and review processes for specific industrial recycling and waste use. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses such that the mineral resources would be lost. These revisions would not affect these mineral resources or any mines given that they are not recycling or waste facilities. Furthermore, permitting an organic waste, recycling, or solid waste facility would remain a discretionary action, and each development would be analyzed for project-level impacts in relation to conversion of mineral resources. Therefore, 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 would 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 further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would 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. Based on a comparison of the proposed Supermarket Accessory Recycling Collection Centers areas and the maps of the County MRZ-2s, parcels which are subject to these revisions are located within all four MRZ-2s that the County delineates.¹⁸ However, despite its location within an area which contains significant mineral resources, the Supermarket Accessory Recycling Collection Centers would have no impact on these mineral resources, as the Ordinance would not result in the loss of their availability.

The Supermarket Accessory Recycling Collection Centers revisions pertain to standards, conditions, and procedures that support and facilitate the development of recycling collection center as an accessory use to an existing supermarket. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for

¹⁸ County of Los Angeles Department of Regional Planning. Accessed 5 March 2020. Figure 9.6: Mineral Resources. Available at http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_9.6_mineral_resources.pdf

recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed 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 would not substantially alter the existing conditions such that the mineral resources would be lost. These revisions would not affect these any mines given that mines are not recycling or supermarket facilities. Therefore, the Supermarket Accessory Recycling Collection Centers would 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 further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would 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. These revisions implement new development standards and requirements for storage enclosures and areas. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The Storage Enclosures for Recycling and Solid Waste Revisions would have no impact on the County MRZ-2s or any mines, as these revisions would not affect mines given that mines are not recycling or waste facilities and would not result in development within an MRZ-2. Any construction of storage enclosures or areas in an MRZ-2 resulting from compliance with development standards would be done on an existing land use in the MRZ-2, and it would be minimal and would not substantially alter the existing conditions for existing land uses such that the mineral resources would be lost. Should the revisions to on-site waste storage standards be relevant to any waste produced by the mines, the mines would comply, and this would not result in the loss of availability of the mineral resource recovery site. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would 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 further analysis is warranted.

2.13. NOISE

This analysis is undertaken to determine if the proposed program may have a significant impact to noise, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to the Los Angeles County General Plan 2035 – Noise Element,² County Noise Control Ordinance,³ and available noise and vibration data from the U.S. Environmental Protection Agency (EPA) and the Federal Transit Administration.

The potential for impacts to noise has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment in relation to noise 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 (see Table 1.IV-2).

Definitions

Ambient Noise: The level of the total noise in an area.

CNEL: The Community Noise Equivalent Level (CNEL) is the average sound level over a 24-hour period, with a penalty of 5 decibels (dB) added between the hours of 7:00 p.m. and 10:00 p.m., and a penalty of 10 dB added for the nighttime hours between 10:00 p.m. and 7:00 a.m. These increases account for reduced ambient noise levels during these time periods and increased human sensitivity to noise during the quieter periods of the day.

dBA: A-weighted decibels (dBA) are an expression of the relative loudness of sounds in air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced compared with unweighted decibels, in which no correction is made for audio frequency.

Leq: The equivalent-continuous sound (Leq) is the level of a constant sound, expressed in decibels (dB), which in a given time period ($T = T2 - T1$) has the same energy as a time varying sound.

Point Source: A single identifiable, localized source of noise.

Sensitive Receptors: These include, but are not limited to, hospitals, schools, daycare facilities, playgrounds, long-term health care facilities, elderly housing and convalescent facilities. These are areas where the occupants are more susceptible to noise impacts.

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch11.pdf

³ County of Los Angeles Municipal Code, Chapter 12.08 Noise Control.

https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.08NOCO_PT1GEPR

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project result in:				
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) 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?				

Existing Conditions

Presumed ambient noise levels for the proposed program area are referenced from the *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety*, prepared by the EPA Office of Noise Abatement and Control in March 1974,⁴ and review of available data from noise studies conducted in comparable areas. According to the published document, the range of day-night noise levels (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 most noisy 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 County Noise Control Ordinance, Title 12 of the County Code, was adopted by the Los Angeles County Board of Supervisors in 1977 “to control unnecessary, excessive, and annoying noise and vibration.” It declares that the purpose of the County policy is to “maintain quiet in those areas which exhibit low noise levels and to implement programs aimed at reducing noise in those areas within the county where noise levels are above acceptable values” (Section 12.08.010).

On August 14, 2001, the Board of Supervisors approved an ordinance amending Title 12 of the County Code to prohibit loud, unnecessary, and unusual noise that disturbs the peace and/or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitivity residing in the area. Regulations can include requirements for sound barriers, mitigation measures to reduce excessive noise, or the placement and orientation of buildings, and can specify the compatibility of different uses with varying noise levels (Table 2.13-1, *Los Angeles County Community Noise Criteria [dBA]*).

⁴ 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.

**TABLE 2.13-1
LOS ANGELES COUNTY COMMUNITY NOISE CRITERIA (dBA)**

Noise Zone	Land Use of Receptor Property	Time	Std 1 L50 30 min/hr	Std 2 L25 15 min/hr	Std S L8.3 5 min/hr	Std 4 L1.7 1 min/hr	Std 5 L0 at No Time
I	Noise Sensitive	Anytime	45	50	55	60	65
II	Residential	10 p.m. to 7 a.m.; 7 a.m. to 10 p.m.	45; 50	50; 55	55; 60	60; 65	65; 70
III	Commercial	10 p.m. to 7 a.m.; 7 a.m. to 10 p.m.	55; 60	60; 65	65; 70	70; 75	75; 80
IV	Industrial	Anytime	70	75	80	85	90

According to the County Municipal Code, mobile equipment shall not generate noise levels above 75 A-weighted decibels (dBA) for single-family residences, and stationary equipment shall not generate noise levels above 60 dBA for single-family residences during weekdays from 7:00 a.m. to 8:00 p.m. Furthermore, construction equipment may not operate between the hours of 7:00 p.m. and 7:00 a.m., Monday through Saturday, or at any time on Sunday or holidays. The County has interior and exterior noise standards and curfews (Table 2.13-2, *Interior Noise Standards*; Table 2.13-3, *Exterior Noise Standards*; Table 2.13-4, *County of Los Angeles Construction Noise Restrictions*).

**TABLE 2.13-2
INTERIOR NOISE STANDARDS⁵**

Noise Zone	Designated Land Use	Time Interval	Allowable Interior Noise Level (dBA)
All	Multifamily	10 p.m. to 7 a.m.	40 dBA
	Residential	7 a.m. to 10 p.m.	45 dBA

**TABLE 2.13-3
EXTERIOR NOISE STANDARDS⁶**

Noise Zone	Designated Noise Zone Land Use (Receptor Property)	Time Interval	Exterior Noise Level (dBA)
I	Noise-sensitive area	Anytime	45 dBA
II	Residential properties	10:00 p.m. to 7:00 a.m. (nighttime)	45 dBA

⁵ County of Los Angeles Municipal Code, Chapter 12.08 Noise Control.
https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.08NOCO_PT1GEPR

⁶ County of Los Angeles Municipal Code, Chapter 12.08 Noise Control.
https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT12ENPR_CH12.08NOCO_PT1GEPR

**TABLE 2.13-4
COUNTY OF LOS ANGELES CONSTRUCTION NOISE RESTRICTIONS**

Time Frame	Single-Family Residential	Multifamily Residential	Semiresidential/ Commercial
Mobile equipment*			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m. (daytime)	75 dBA	80 dBA	85 dBA
Daily, 8:00 p.m. to 7:00 a.m. (nighttime) and all-day Sunday and legal holidays	60 dBA	64 dBA	70 dBA
Stationary equipment**			
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m. (daytime)	60 dBA	65 dBA	70 dBA
Daily, 8:00 p.m. to 7:00 a.m. (nighttime) and all-day Sunday and legal holidays	50 dBA	55 dBA	60 dBA

SOURCE: County of Los Angeles Municipal Code, Title 12, Chapter 8, Noise Control.

* Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment.

** Maximum noise levels for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment.

Based on the findings of the EPA, and assuming a worst-case scenario for rural or non-urban areas, it is anticipated that noise sensitive uses within the parcels that are zoned for single-family residential development would experience Ldn noise levels of 35–50 dB. Furthermore, the EPA estimates that quiet suburban residential areas typically experience Ldn noise levels of 48–52 dBA, which is within the range of the County’s community noise criteria (see Table 2.13-4).

Furthermore, parcels zoned for sensitive uses within the Green Zones Program are located within and in the vicinity of developed and undeveloped agriculture zones; rural, urban, and mixed-use residential zones; and commercial, manufacturing, and industrial zones. Based on the community noise criteria, the Los Angeles County Municipal Codes established noise standards for noise levels ranging from 45–60 dBA for noise sensitive uses at any given time. Based on a review of the geospatial data prepared for the proposed program, it is found that the areas subject to the proposed Green Zones Program would experience ambient Ldn noise levels consistent with the community noise criterion.

There are over 16,000 parcels in the unincorporated areas of the County, or lands immediately adjacent to the unincorporated areas, where there are includes sensitive uses within 500 feet of areas under consideration as the subject of the Green Zones Program (Table 2.13-5, *Parcels Including Sensitive Uses within 500 feet of Areas Subject to Green Zones Program*).

**TABLE 2.13-5
PARCELS INCLUDING SENSITIVE USES WITHIN 500 FEET OF AREAS SUBJECT TO GREEN ZONES PROGRAM**

Facility	Number of Parcels within 500 Feet of Project Footprint	Number of Parcels within 500 Feet of Green Zone Districts
Residential Parcels	206,208	9,910
Parks	420	14
Libraries	28	0
Senior Living Homes	2	0
Hospitals	11	1
Public Elementary School	87	6
Public Middle School	25	1
Public High School	44	5
Early Childhood Centers	68	8
Private and Charter Schools	113	7
Colleges and Universities	14	0

Sensitive Receptors

Residential Parcels

The areas that would be subject to the proposed program consists of 3,714 residential parcels in the unincorporated area of Los Angeles County and 12,758 residential parcels located within incorporated areas (Table 2.13-5). The County's Green Zones Ordinance specifies that if an area under the jurisdiction of the County is subject to the revisions and is within 500 feet of a sensitive receptor that is under the jurisdiction of an incorporated city, the program revisions would apply. Thus, the sensitive receptor calculations include areas from both the unincorporated and the incorporated areas included in the project area as subject to the County's noise standards. In addition, the proposed Green Zones Program would apply to all current and future development on those parcels included as either developed or zoned for development of sensitive uses and are included in the 16,472 parcels considered as sensitive receptors.

Early Childhood Centers and Schools

In addition to residential parcels, schools, and hospitals, parks are often considered sensitive receptors due to the likely presence of children. There 68 early childhood centers, 113 private charter school, 87 public elementary schools, 25 public middle schools, 44 public high schools, and 14 colleges or universities located adjoining or in the vicinity of the parcels within all the proposed program area. In addition, there are 8 early childhood centers, 8 public elementary schools, 1 public middle school, and 5 public high schools within 500 feet of the Green Zone Districts (refer to Section 3.15, *Public Services* for further discussion on schools).

Hospitals and Senior Housing

There are 11 hospitals and two senior living homes located adjoining or in the vicinity of the parcels within all the proposed program areas and one hospital located within 500 feet of the Green Zone Districts (Table 2.13-5) (refer to Section 3.15, *Public Services* for further discussion on hospitals and senior housing services).

Parks

There are 420 parks located within a 500-foot radius of the proposed program consisting of totaling 805,218 acres, including the Angeles National Forest, located within the proposed program area. Of that, 14 are within 500 feet of the Green Zone Districts, totaling 202 acres (refer to Section 3.15, *Recreation*, for further discussion on parks and recreation).

When evaluating changes in 24-hour community noise levels, a difference of 3 dB is a barely perceptible increase to most people. A 5 dB increase is readily noticeable, while a difference of 10 dBA is generally perceived as a doubling of loudness. An increase in ambient noise levels between 7:00 p.m. and 7:00 a.m. of 5 dB, of between 7:00 a.m. and 7:00 p.m. of 10 dB would be considered to be a significant impact.

Impact Analysis

Construction Noise

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. The Green Zones Program, and the areas within the unincorporated areas of the County that are subject to revisions in development standards resulting from the proposed program are defined in the project description (see Section 1, Table 1.IV-1, and Table 1.IV-2).

A basis for a reasonable worst-case impact analysis was prepared by using the most intense construction noise associated with construction, operation, or maintenance of improvements required pursuant to the project, including the construction of small structures such as landscape barriers, fencing, solid wall screenings, enclosures, and air filtration systems. Noise impacts from construction of the proposed program occurring within the proposed program area would be a function of the noise generated by construction equipment, the location of the equipment, the timing and duration of the noise-generating construction activities, and the relative distance to noise sensitive receptors. Construction activities would generally include ground clearing, site grading for landscaping and building construction of small

structures such as walls and enclosures. Each phase of construction would involve the use of various types of construction equipment and would, therefore, have its own distinct noise characteristics. To accurately characterize construction-phase noise levels, the average noise level associated with various phases of construction is calculated based on the quantity, type, and usage factors for each type of equipment that would be used during each construction phase. These noise levels are typically associated with multiple pieces of equipment operating simultaneously.

During each phase of construction, there would be a different mix of equipment operating, and noise levels would vary based on the amount of equipment in operation and the location of the activity. The EPA has compiled data regarding the noise generating characteristics of specific types of construction equipment during typical construction phases. This analysis was based on a reference distance of 50 feet and the EPA rating for each piece of equipment (Table 2.12.3-6, *Typical Outdoor Construction Noise Levels*). These noise levels would attenuate with distance from the construction site at a rate of approximately 6.0 dB per doubling of distance.

**TABLE 2.13-6
TYPICAL OUTDOOR CONSTRUCTION NOISE LEVELS**

Construction Phase	Noise Level (dBA Leq)	
	50 Feet	50 Feet with Mufflers
Ground clearing	84	82
Excavation, grading	89	86
Foundations	78	77
Structural, paving	85	83
Finishing	89	86

SOURCE: U.S. Environmental Protection Agency. 1971. *Noise from Construction Equipment and Operation, Building Equipment and Home Appliances*. PB 206717. Washington, DC.

The excavation/grading phase and finishing phase of construction would generate the highest levels of noise (Table 2.13-6). This is due in large part to the operation of heavy equipment, though it should be noted that only a limited amount of equipment would be operating near a given location at a particular time. Base on a worst-case scenario, construction noise levels could periodically reach 77 to 89 dBA at a distance of 50 feet from the construction site (Table 2.13-6). 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 Semiresidential/Commercial (see Table 2.13-4); 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.

Based on these noise levels, and the fact that noise attenuates from a point source at a rate of approximately 6.0 dBA per doubling of distance, the noise impacts on sensitive receptors can be determined by Equation 1 for noise attenuation over distance:

$$(1) \quad L_2 = L_1 - 20 \log_{10} \left(\frac{d_1}{d_2} \right)$$

Where

L_1 = known sound level at d_1

L_2 = desired sound level at d_2

d_1 = distance of known sound level from the noise source

d_2 = distance of the sensitive receptor from the noise source

Noise levels from a particular source decline as distance to the receptor increases. Other factors, such as the weather and reflecting or shielding, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level drops off by about 3 dB at acoustically “hard” locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dB at acoustically “soft” locations (i.e., the area between the source and receptor is earth or has vegetation, including grass). Noise from stationary or point sources drops off by

about 6 dB for every doubling of distance at acoustically hard locations and 7.5 dB at acoustically soft locations. Noise levels may also be reduced by intervening structures. Generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The normal noise attenuation within residential structures with open windows is about 17 dB, while the noise attenuation with closed windows is about 25 dB.⁷

Element 1 – Green Zone Districts

The Green Zone Districts element of the proposed program would result in potentially significant impacts to noise 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 new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in potentially significant impacts would result in potentially significant impacts to noise 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

By assigning the highest potential noise level during construction at 89 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 the proposed improvements within 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, either the County Ordinance or the Ordinance of the adjacent City in which the sensitive receptor is located. Further, construction activities would be excluded during weekends and holidays and would be performed outside of when schools are in session and during nonschool hours on weekdays.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties have the potential to result in significant impacts to noise 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, requiring further analysis.

⁷ Transportation Research Board. 1976. National Cooperative Highway Research Report 174m Highway Noise: A Design Guide for Prediction and Control. Available at: http://onlinepubs.trb.org/Onlinepubs/nchrp/nchrp_rpt_174.pdf

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in potentially significant impacts to noise 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

By assigning the highest potential noise level during construction at 89 dBA (L1) at a distance of 50 feet (d1), the distance at which construction activities would reach a maximum of 75 dBA (L2) and be below the County's noise restrictions for sensitive uses and parcels zoned for single-family residences is approximately 250 feet (d2). The anticipated duration and range of construction phasing for the proposed improvements within 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, either the County Ordinance or the Ordinance of the adjacent City in which the sensitive receptor is located. Further, 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.

Thus, while temporary in nature, implementation of the New Sensitive Uses element of the proposed program has the potential to exceed standards established in the County's Noise Ordinance, and therefore, have a significant impact on noise if constructed within 250 feet of a single-family residence or other noise sensitive land use. Therefore, this issue warrants further analysis.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in potentially significant impacts to noise 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 County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

By assigning the highest potential noise level during construction at 89 dBA (L1) at a distance of 50 feet (d1), the distance at which construction activities would reach a maximum of 75 dBA (L2) and be below the County's noise restrictions for sensitive uses and parcels zoned for single-family residences is approximately 250 feet (d2). The anticipated duration and range of construction phasing for the proposed improvements within 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, either the County Ordinance or the Ordinance of the adjacent City in which the sensitive receptor is located. Further, 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.

Thus, while temporary in nature, implementation of the Recycling and Waste Management Revisions element of the proposed program has the potential to exceed standards established in the County's Noise Ordinance, and therefore, have a significant impact on noise if constructed within 250 feet of a single-family residence or other noise sensitive land use. Therefore, this issue warrants further analysis.

The Supermarket Accessory Recycling Collection Centers revisions would result in potentially significant impacts to noise 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 proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that "contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code" (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures would be built.

By assigning the highest potential noise level during construction at 89 dBA (L1) at a distance of 50 feet (d1), the distance at which construction activities would reach a maximum of 75 dBA (L2) and be below the County's noise restrictions for sensitive uses and parcels zoned for single-family residences is approximately 250 feet (d2). The anticipated duration and range of construction phasing for the proposed improvements within 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, either the County Ordinance or the Ordinance of the adjacent City in which the sensitive receptor is located. Further, 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.

Thus, while temporary in nature, implementation of the Recycling and Waste Management Revisions element of the proposed program has the potential to exceed standards established in the County's Noise Ordinance, and therefore,

have a significant impact on noise if constructed within 250 feet of a single-family residence or other noise sensitive land use. Therefore, this issue warrants further analysis.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in potentially significant impacts to noise 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. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

By assigning the highest potential noise level during construction at 89 dBA (L1) at a distance of 50 feet (d1), the distance at which construction activities would reach a maximum of 75 dBA (L2) and be below the County's noise restrictions for sensitive uses and parcels zoned for single-family residences is approximately 250 feet (d2). The anticipated duration and range of construction phasing for the proposed improvements within 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, either the County Ordinance or the Ordinance of the adjacent City in which the sensitive receptor is located. Further, 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.

Thus, while temporary in nature, implementation of the Storage Enclosures for Recycling and Solid Waste Revisions element of the proposed program has the potential to exceed standards established in the County's Noise Ordinance, and, therefore, have a significant impact on noise if constructed within 250 feet of a single-family residence or other noise sensitive land use. Therefore, this issue warrants further analysis.

Operations

Parcels zoned for sensitive uses within the Green Zones Program are located within and in the vicinity of developed and undeveloped agriculture zones; rural, urban, and mixed-use residential zones; and commercial, manufacturing, and industrial zones. Based on the community noise criteria, the Los Angeles County Municipal Codes established noise standards for residential dwellings noise levels ranging from 45–60 dBA for noise sensitive uses at any given time. (see Table 2.13-3). Under the Green Zones Ordinance revisions to Title 22, *Green Zone Districts* (Chapter 22.84), new development standards and/or new entitlement processes (i.e., requiring a CUP for certain uses that previously were allowed with a Ministerial Site Plan Review) would be required for specific industrial, recycling, or vehicle-related uses. However, implementation of the new development standards and/or new entitlement processes under the Green Zones Program would not introduce the construction, development, or maintenance of incompatible uses in relation to existing and future residential and sensitive uses within the project area.

Element 1 – Green Zone Districts

Green Zone Districts would result in potentially significant impacts to noise 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 new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to

ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 years of adoption of the Ordinance.

Once development of the landscaping barriers, enclosures, fencing, solid walls, signage, and lighting, are installed, there would be no permanent change in ambient noise levels in relation to an increase in noise levels within the project area. In addition, the development of barriers such as landscaping, enclosures, and walls are anticipated to screen sensitive uses from the noise created during operations of the facilities. These barriers are expected to reduce noise at a reduction of 3dbA audible change in noise and an approximate 3 dBA reduction in ambient noise levels in the vicinity of sensitive receptors. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in (no, less than significant, potentially significant) impacts. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to ambient noise levels.

The Green Zone Districts element of the proposed program proposes the construction of small structures, including landscaping barriers, enclosures, fencing, solid walls, signage, and lighting, as measures to decrease impacts to surrounding sensitive uses. However, implementation of the proposed program would only require minor routine maintenance and would not involve excessive noise activities. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. However, while the proposed element includes the construction of barriers, enclosures, walls and other screening methods for the purpose of reducing any audible change in noise at sensitive uses and reduction in ambient noise levels in the vicinity of sensitive receptors, this issue warrants further analysis.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in potentially significant impacts to noise 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity to adjacent or adjoining legally-established, existing industrial,

recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions.

As discussed, the New Sensitive Uses element of the proposed program proposes the construction of small structures, includes landscaping barriers, ~~enclosures, fencing, solid walls, signage, lighting,~~ and air filtration as measures to decrease impacts to ~~from~~ surrounding sensitive uses, ~~and propose new Special Uses under Standards for Specific Uses (Chapter 22.140).~~ However, implementation of the proposed program would only require minor routine maintenance and would not involve excessive noise activities. ~~Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. Based on the proposed Standards for Specific Uses (Chapter 22.140), recycling processing and organic waste facilities would be processed on a project by project basis and subject to environmental review under CEQA in relation to noise.~~ Thus, it is anticipated that there would be no substantial permanent increase in ambient noise levels. However, while the proposed element includes the construction of barriers, enclosures, walls and other screening methods for the purpose of reducing any audible change in noise at sensitive uses and reduction in ambient noise levels in the vicinity of sensitive receptors, this issue warrants further analysis.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in potentially significant impacts to noise 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 County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

As discussed, the Recycling and Waste Management Revisions element of the proposed program proposes the construction of small structures, include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses. , and propose new Special Uses under Standards for Specific Uses (Chapter 22.140). However, implementation of the proposed program would only require minor routine maintenance and would not involve excessive noise activities. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. Thus, it is anticipated that there would be no substantial permanent increase in ambient noise levels. However, while the proposed element includes the construction of barriers, enclosures, walls and other screening methods for the purpose of reducing any audible change in noise at sensitive uses and reduction in ambient noise levels in the vicinity of sensitive receptors, this issue warrants further analysis.

The Supermarket Accessory Recycling Collection Centers revisions would result in potentially significant impacts to noise 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 proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California

Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

Implementation of the proposed program would only require minor routine maintenance and would not involve excessive noise activities. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. Thus, it is anticipated that there would be no substantial permanent increase in ambient noise levels. However, while the proposed element includes the construction of barriers, enclosures, walls and other screening methods for the purpose of reducing any audible change in noise at sensitive uses and reduction in ambient noise levels in the vicinity of sensitive receptors, this issue warrants further analysis.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions could result in potentially significant impacts to noise in relation to the generation of a 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. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

Implementation of the proposed program would only require minor routine maintenance and would not involve excessive noise activities. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. Thus, it is anticipated that there would be no substantial permanent increase in ambient noise levels. However, while the proposed element includes the construction of barriers, enclosures, walls and other screening methods for the purpose of reducing any audible change in noise at sensitive uses and reduction in ambient noise levels in the vicinity of sensitive receptors, this issue warrants further analysis.

b) Generation of excessive groundborne vibration or groundborne noise levels?

he proposed program would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels as a result of construction or operational activities associated with the Green Zones Program.

Existing Conditions

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second and, in the U.S., is referenced as vibration decibels (VdB). The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources within buildings, such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne unincorporated areas of the County includes highway traffic, construction equipment, piling, and steel-wheeled trains. Solid waste and recycling facilities have been documented to cause occasional groundborne vibration as a result of piling and operation of heavy equipment.⁸ If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

The County has received complaints from residents adjacent to landfill and recycling facilities regarding perceivable groundborne vibration, particularly in relation to truck traffic and operation of heavy equipment.

Threshold of Significance

The Federal Railway Administration has developed vibration impact thresholds for noise-sensitive buildings, residences, and institutional land uses. These thresholds are 80 VdB at residences and buildings where people normally sleep (e.g., nearby residences and daycare facility) and 83 VdB at institutional buildings (e.g., schools and churches). These thresholds apply to conditions where there are an infrequent number, less than 70 events per day.

Impact Analysis

Construction

Construction activities can generate varying degrees of ground-borne vibration, depending on the construction procedures and the type of construction equipment used. Construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receptor buildings. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels.

Los Angeles County currently does not have significance thresholds to assess vibration impacts during construction. Therefore, the Federal Transit Administration (FTA) guidelines set forth in its technical manual, *Transit Noise and Vibration Impacts*, are utilized in determining the vibration impacts associated with the proposed program.⁹ The FTA measures building vibration damage in peak particle velocity (PPV) described in inches per second. The FTA establishes vibration criteria applicable to construction activities (Table 2.13-7, *FTA Construction Vibration Impact Criteria for Building Damage*). According to the FTA guidelines, a vibration criterion of 0.2 inch per second should be considered as the significant impact level for non-engineered timber and masonry buildings. Furthermore, structures or buildings constructed of reinforced-concrete, steel, or timber have vibration damage criteria of 0.50 inch per second pursuant to the FTA guidelines.

⁸⁸ Robert Sarsby. 2000. *Environmental Geotechnics*. "Table 2-4, Impacts of Waste Disposal." London: Thomas Telford Publishing.

⁹ Federal Transit Administration. May 2006. *Transit Noise and Vibration Assessment*. Washington, DC.

**TABLE 2.13-7
FTA CONSTRUCTION VIBRATION IMPACT CRITERIA FOR BUILDING DAMAGE**

Building Category	PPV (inches per second)
I. Reinforced-concrete, steel or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

NOTE: PPV = peak particle velocity.

SOURCE: Federal Transit Administration. May 2006. *Transit Noise and Vibration Impact Assessment*. Washington, DC.

The proposed program would generate ground-borne construction vibration during construction activities, where heavy construction equipment, such as haul trucks, would be used. The FTA has published standard vibration velocities for various construction equipment operations. The FTA has established typical vibration levels (in terms of inches per second PPV) at a reference distance of 25 feet, 50 feet, and 100 feet for construction equipment used during construction activities (Table 2.13-8, *Vibration Source Levels for Construction Equipment*).

**TABLE 2.13-8
VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT**

Equipment	PPV at 25 feet (inches per second)	PPV at 50 feet (inches per second)	PPV at 100 feet (inches per second)
Vibratory roller	0.210	0.074	0.026
Hoe ram	0.089	0.031	0.011
Large bulldozer	0.089	0.031	0.011
Caisson drilling	0.089	0.031	0.011
Loaded trucks (haul truck)	0.076	0.027	0.010
Jackhammer	0.035	0.012	0.004
Small bulldozer	0.003	0.001	0.000

NOTE: PPV = peak particle velocity.

SOURCE: Federal Transit Administration. May 2006. *Transit Noise and Vibration Impact Assessment*. Washington, DC.

As discussed under Threshold 3.13 (a), the purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. The most intense construction activities associated with the proposed program would include construction of small structures such as landscape barriers, enclosures, walls and screenings, and air filtration systems and was used as the basis for a reasonable worst-case impact analysis.

Element 1 – Green Zone Districts

Green Zone Districts would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone

Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in less than significant impacts to noise impacts in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

Vibration velocities from most heavy construction operations that would be used during construction of the proposed program would range from 0.001 to 0.074 inch per second PPV at a reference distance of 50 feet from the equipment (Table 2.13-8). 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 FTA.¹⁰ Therefore, ground-borne vibration or noise impacts associated with potential building damage during construction would be less than significant, and no further analysis is warranted.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established existing industrial uses.

Vibration velocities from most heavy construction operations that would be used during construction of the proposed program would range from 0.001 to 0.074 inch per second PPV at a reference distance of 50 feet from the equipment (Table 2.13-8). 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 FTA.¹¹ Thus, 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 screenings, and open space, would not result in noise impacts in relation

¹⁰ Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

¹¹ Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

to generation of excessive ground-borne vibration or ground-borne noise levels. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

Vibration velocities from most heavy construction operations that would be used during construction of the proposed program would range from 0.001 to 0.074 inch per second PPV at a reference distance of 50 feet from the equipment (Table 2.13-8). 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 FTA.¹² Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in relation to generation of excessive ground-borne vibration or ground-borne noise levels. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals.

¹² Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. Vibration velocities from most heavy construction operations that would be used during construction of the proposed program would range from 0.001 to 0.074 inch per second PPV at a reference distance of 50 feet from the equipment (Table 2.13-8). 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 FTA.¹³ Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Vibration velocities from most heavy construction operations that would be used during construction of the proposed program would range from 0.001 to 0.074 inch per second PPV at a reference distance of 50 feet from the equipment (Table 2.13-8). 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 FTA.¹⁴ Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. No further analysis is warranted.

Operations

Ground-borne vibration or noise associated with operation of the proposed program would include vehicular traffic from routine maintenance and operational activities within the proposed program subareas.

Element 1 – Green Zone Districts

The Green Zone Districts element would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come

¹³ Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

¹⁴ Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

into compliance within 3 to 7 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in noise impacts in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

Implementation of the proposed program would require minor routine operation activities and maintenance. Based on an anticipated worst-case scenario related to operation and maintenance, a haul truck traveling on a rough road surface would generate a ground-borne vibration level of 0.076 inch per second PPV at a distance of 25 feet from the haul truck (Table 2.13-8). Therefore, the estimated ground-borne vibration level of 0.076 inch per second PPV due to the haul truck activities would be well below the most stringent significance threshold of 0.12 inch per second PPV established by the FTA. Thus, operation and maintenance activities associate with the implementation of these measures would not result in noise impacts in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. Construction of these measures would not differ substantially from existing conditions.

Implementation of the proposed program would require minor routine operation activities and maintenance. Based on an anticipated worst-case scenario related to operation and maintenance activities, a haul truck traveling on a rough road surface would generate a ground-borne vibration level of 0.076 inch per second PPV at a distance of 25 feet from the haul truck (Table 2.13-8). Therefore, the estimated ground-borne vibration level of 0.076 inch per second PPV due to the haul truck activities would be well below the most stringent significance threshold of 0.12 inch per second PPV established by the FTA. Thus, operation and maintenance activities associate with the implementation of 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 screenings, and open space, would not result in noise impacts in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Therefore, the new development standards for New Sensitive Uses would result in would result in less than significant impacts to noise in

relation to generation of excessive ground-borne vibration or ground-borne noise levels. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs.~~

Implementation of the proposed program would require minor routine operation activities and maintenance. Based on an anticipated worst-case scenario related to operation and maintenance activities, a haul truck traveling on a rough road surface would generate a ground-borne vibration level of 0.076 inch per second PPV at a distance of 25 feet from the haul truck (Table 2.13-8). Therefore, the estimated ground-borne vibration level of 0.076 inch per second PPV due to the haul truck activities would be well below the most stringent significance threshold of 0.12 inch per second PPV established by the FTA. Thus, operation and maintenance activities associate with the implementation of these measures would not result in noise impacts in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant in relation to generation of excessive ground-borne vibration or ground-borne noise levels. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD,

MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built.

Implementation of the proposed program would require minor routine operation activities and maintenance. Based on an anticipated worst-case scenario related to operation and maintenance activities, a haul truck traveling on a rough road surface would generate a ground-borne vibration level of 0.076 inch per second PPV at a distance of 25 feet from the haul truck (Table 2.13-8). Therefore, the estimated ground-borne vibration level of 0.076 inch per second PPV due to the haul truck activities would be well below the most stringent significance threshold of 0.12 inch per second PPV at a distance of 25 feet or more as established by the FTA. No vibration impacts would occur, as a result of truck hauling, loading, and access, near sensitive receptors located 25 feet or farther from vibratory inducing uses such as waste management facilities. In addition, the use of concrete masonry walls would further reduce potential impacts related to vibration. Equipment related to the construction of walls, landscaping, and enclosures would be minimal in relation to vibratory effects in proximity to sensitive receptors. Construction of barriers and enclosures would further avoid potential impacts related to vibration near sensitive receptors adjacent to roadways and would be further reduced by greater stringency in allowable truck hauling and operational hours. However, truck trips, loading, and access routes located within 25 feet of existing sensitive uses may result in potentially significant impact requiring the evaluation of mitigation measures and/or project design features to reduce impacts. Thus, the analysis of vibration as a result of operation of the proposed program will be carried forward for further analysis.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Vibration velocities from most heavy construction operations that would be used during construction of the proposed program would range from 0.001 to 0.074 inch per second PPV at a reference distance of 50 feet from the equipment (Table 2.13-8). 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 FTA.¹⁵ Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels.

Implementation of the proposed program would require minor routine operation activities and maintenance. Based on an anticipated worst-case scenario related to operation and maintenance, a haul truck traveling on a rough road surface would generate a ground-borne vibration level of 0.076 inch per second PPV at a distance of 25 feet from the haul truck (Table 2.13-8). Therefore, the estimated ground-borne vibration level of 0.076 inch per second PPV due to the haul truck activities would be well below the most stringent significance threshold of 0.12 inch per second PPV established by the FTA. Thus, operation and maintenance activities associate with the implementation of these measures would not result in noise impacts in relation to generation of excessive ground-borne vibration or ground-borne noise levels. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to noise in relation to generation of excessive ground-borne vibration or ground-borne noise levels. No further analysis is warranted.

No vibration impacts would occur, as a result of truck hauling, loading, and access, near sensitive receptors located 25 feet or farther from vibratory inducing uses such as waste management facilities. In addition, the use of concrete masonry walls would further reduce potential impacts related to vibration for landscaping. Equipment related to the construction of walls, landscaping, and enclosures would be minimal in relation to vibratory effects in proximity to sensitive receptors. Construction of barriers and enclosures would further avoid potential impacts related to vibration near sensitive receptors adjacent roadways and would be further reduced by greater stringency in allowable truck hauling and operational hours. However, truck trips, loading, and access routes located within 25 feet of existing sensitive uses may result in potentially significant impact requiring the evaluation of mitigation measures and/or project design

¹⁵ Federal Transit Administration. May 2006. Transit Noise and Vibration Assessment. Washington, DC.

features to reduce impacts. Thus, the analysis of vibration as a result of operation of the proposed program will be carried forward for further analysis.

- c) **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?**

Existing Conditions

There are nine public use and private use airports located within 2 miles of the proposed Green Zones Program area (Table 2.13-9, *Public/Private Airports within 2 Miles of Proposed Green Zones Program*; Figure 2.9-3, *Airports within 2 Miles of Project Location*). However, the proposed program would involve construction landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses. The program would not involve inducing development or employment of housing in areas within the program area but rather involve greater stringency in development standards and requirements for proposed development and new sensitive uses, in addition to reducing placement of incompatible uses in areas to avoid impacts on sensitive uses.

Threshold of Significance

The project would result in significant impacts if it would expose people residing or working in the project area to excessive noise levels, if located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport.

Impact Analysis

Implementation of the proposed program would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels.

Element 1 – Green Zone Districts

The Green Zone Districts element would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance.

The Green Zones District element does not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions.

The New Sensitive Uses element does not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses. Further, the proposed program establishes greater stringency in conditions

and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels.

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, would not result in significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. While Element 3 would allow for development of Recycling and Waste Management facilities, the proposed improvements would not include the development of housing and would require that all future primary use recycling and solid waste facilities be subject to a CUP. In addition, no change in the underlying land use would occur. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. No further analysis is warranted.

The Recycling and Waste Management Revisions element does not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures would be built.

The Supermarket Accessory Recycling Collection Centers element does not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

The Storage Enclosures for Recycling and Solid Waste Revisions element does not include the development of housing. Nor would it require an increase in the number of people working at locations within 2 miles of an airport, as there is no change in the underlying land use. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing

industrial land uses. These industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development of excessive noise uses. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. The proposed program would not directly or indirectly induce development or placement of sensitive uses within an airport land use plan or within 2 miles of a public airport or public use airport, exposing people residing or working in the proposed program area to excessive noise levels. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts in relation to 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 2 miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels. No further analysis is warranted.

2.14. POPULATION AND HOUSING

This analysis is undertaken to determine if the proposed program may have a significant impact to population and housing, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State CEQA Guidelines. The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to state, regional, and local data and forecasts for population and housing in accordance with the Los Angeles County General Plan 2035,¹ U.S. Census Bureau and Southern California Association of Governments (SCAG) data,^{2,3} and the State of California Economic Development Department data.⁴

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) 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)?				

Existing Conditions

According to SCAG’s 2019 Profile of Unincorporated Los Angeles County,⁵ the unincorporated territory of Los Angeles County has an estimated population of 1,057,162 persons. Between 2000 and 2018, the unincorporated regions of Los Angeles County have shown a growth rate of 7.2 percent and has accounted for 10.3 percent of the total population of Los Angeles County.

The Housing Element of the County General Plan 2035 analyzes existing housing and plans for the future needs of the unincorporated areas of Los Angeles County, including new housing and jobs in anticipation of population growth in the unincorporated areas and regions of the County.⁶ As of 2018, the total number of residential homes in the unincorporated areas of Los Angeles County was 293,730. Between 2000 and 2018, the total number of households in

¹ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. <http://planning.lacounty.gov/generalplan/generalplan>

² U.S. Census Bureau. July 2018. Los Angeles City and Los Angeles County, California Population Estimates. QuickFacts. <https://www.census.gov/quickfacts/fact/table/losangelescitycalifornia,losangelescountycalifornia,CA/PST045218>

³ Southern California Association of Governments. May 2019. Profile of the City of Los Angeles. <https://www.scag.ca.gov/Documents/LosAngeles.pdf>

⁴ State of California, Employment Development Department. 2019. Labor Market Information for Los Angeles-Long Beach-Glendale Metropolitan District. <https://www.labormarketinfo.edd.ca.gov/geography/md/los-angeles-long-beach-glendale.html>

⁵ Southern California Association of Governments. 2019. Profile of Unincorporated Los Angeles County. Retrieved from: <https://www.scag.ca.gov/Documents/UnIncAreaLosAngelesCounty.pdf>

⁶ Department of Regional Planning. County of Los Angeles General Plan 2014-2021: Housing Element. Retrieved from: http://planning.lacounty.gov/assets/upl/project/housing_element.pdf

unincorporated Los Angeles County increased by 14,949 units, or 5.3 percent. This total accounts for 8.8 percent of Los Angeles County's total number of homes. In this 18-year period, there was a 5.3 percent household growth rate, which was lower than the County's 6.5 percent growth rate.

Thresholds of Significance

A substantial adverse effect on a population growth would normally occur as a result of new residential development or expansion of utilities into an undeveloped area that would cause unplanned population growth either directly or indirectly.

Impact Analysis

The proposed program would result in no impacts to population and housing in relation to inducing substantial direct or indirect population growth. The potential for impacts to population and housing has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment considered in regard to population and housing 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zones Districts would result in no impacts to population and housing related to inducing substantial unplanned population growth in an area. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to population and housing. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~15~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a Conditional Use Permit. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2).

The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ ~~40~~ years of adoption of the Ordinance. The applicable land uses zones to the Green Zones District apply to are M-1, M-1.5, M-2, M-2.5 (only

within Green Zones Districts boundary). According to SCAG's 2019 Profile of Unincorporated Los Angeles County,⁷ the population of the areas subject to the four elements consists primarily of employees at manufacturing facilities that account for approximately 9.2 percent of all jobs by sector, based on 2017 data. The proposed program would not require new or expanded facilities, increasing the need for employees. Additionally, the proposed program is not a residential project and does not include the development of new homes. The Green Zones Program does not include or require the extension of infrastructure into areas not currently served by roads and utilities. Construction activities for the proposed program would not require temporary housing for the manufacturing facility workers due to the urban context. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would 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). Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to population and housing related to inducing substantial unplanned population growth in an area, either directly or indirectly. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to population and housing related to inducing substantial unplanned population growth in an area. The proposed new development standards for New Sensitive Uses do include the development of new homes or businesses and does not include or require the extension of infrastructure into areas not currently served by roads and utilities. Construction activities for the proposed program would not require temporary housing for the manufacturing facility workers due to the urban context. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would 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). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2).

~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would 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. 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, would not induce substantial unplanned population growth in an area, either directly or indirectly. Therefore, the new development standards for New Sensitive Uses would result in no impacts to population and housing related to inducing substantial unplanned population growth in an area, either directly or indirectly. No further analysis is warranted.~~

⁷ Southern California Association of Governments. 2019. Profile of Unincorporated Los Angeles County. Retrieved from: <https://www.scag.ca.gov/Documents/UnIncAreaLosAngelesCounty.pdf>

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to population and housing related to inducing substantial unplanned population growth in an area. The Recycling and Waste Management Revisions would apply to the following zoning designations: 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.

According to SCAG's 2019 Profile of Unincorporated Los Angeles County,⁸ the population of the areas subject to the Recycling and Waste Management Revisions consists primarily of employees at manufacturing facilities that account for approximately 9.2 percent of all jobs by sector, based on 2017 data. Agriculture jobs accounts for an additional 0.5 percent. There are no specific available data for Institutional land uses. These revisions would not affect population and housing given that they are not recycling or waste facilities.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (see Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

The proposed Recycling and Waste Management Revisions does not include the development of new homes or generate construction activities to indirectly result in the need for unplanned housing. The development standards do not include or require the extension of infrastructure into areas not currently served by roads and utilities. Construction activities for the proposed program would not require temporary housing for the manufacturing facility workers due to the urban context. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would 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). Therefore, there would be no impacts from Recycling and Waste Management Revisions to population and housing related to inducing substantial unplanned population growth in an area, either directly or indirectly. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result no impacts to population and housing related to inducing substantial unplanned population growth in an area. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-

⁸ Southern California Association of Governments. 2019. Profile of Unincorporated Los Angeles County. Retrieved from: <https://www.scag.ca.gov/Documents/UnIncAreaLosAngelesCounty.pdf>

3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. The Supermarket Accessory Recycling Collection Centers do not include or require the extension of infrastructure into areas not currently served by roads and utilities. The proposed revisions would not increase the development of new homes or businesses. Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impacts to population and housing related to inducing substantial unplanned population growth in an area, either directly or indirectly. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to population and housing related to inducing substantial unplanned population growth in an area. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The Storage Enclosures for Recycling and Solid Waste Revisions do not include or require the extension of infrastructure into areas not currently served by roads and utilities. The proposed program would not increase the development of new homes or businesses. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in in no impacts to population and housing related to inducing substantial unplanned population growth in an area, either directly or indirectly. No further analysis is warranted.

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

The proposed program would 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.

Existing Conditions

The County is required to ensure the availability of residential sites at adequate densities and appropriate development standards in the unincorporated areas of the County.⁹ According to the Housing Element of County General Plan 2035, there are 76 affordable housing projects in the unincorporated areas, which provide 2,589 units for low-income households.¹⁰ There are 30,145 residential units assigned a Regional Housing Needs Assessment (RHNA) allocation for the 2014-2021 planning period. The proposed program does not involve the construction or relocation of housing.

Threshold of Significance

A substantial adverse effect on a housing unit that would normally occur as a result of a physical change in the environment that would cause displacement of existing residential buildings or people residing at a location, such as

⁹ Los Angeles County Department of Regional Planning. 2014-2021. Housing Element. In the Los Angeles County General Plan 2035. http://planning.lacounty.gov/assets/upl/project/housing_element.pdf

¹⁰ Los Angeles County Department of Regional Planning. 2014-2021. Housing Element. In the Los Angeles County General Plan 2035. http://planning.lacounty.gov/assets/upl/project/housing_element.pdf

affordable housing, necessitating the development and construction of replacement housing elsewhere to meet housing needs.

Impact Analysis

The potential for impacts to population and housing has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment to population and housing 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zones Districts would result in no impacts to population and housing in relation to the displacement of existing people or housing necessitating the construction of replacement housing elsewhere. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to population and housing. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ 45 of the ~~27~~ 28 parcels proposed for a zone change within the Green Zones Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2).

The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ 40 years of adoption of the Ordinance. Residential uses are prohibited in M-1, M-1.5, M-2, and M-2.3 land use zoning; therefore, the proposed program would not require vacating existing residences, as no people reside in the Green Zones Districts. There is no affordable housing located or planned for the parcels subject to the new development standards for Green Zones Districts, and in the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in the displacement of people or housing necessitating the construction of replacement housing elsewhere. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to population and housing in relation to the displacement of people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to population and housing in relation to the displacement of existing people or housing necessitating the construction of replacement housing elsewhere. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause displacement of housing necessitating the construction of replacement housing elsewhere.

The proposed program would not require vacating existing residences, as no people resides in the applicable zoning areas. Additionally, there is no affordable housing located or planned for the areas subject to New Sensitive Uses to the ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in the displacement of people or housing necessitating the construction of replacement housing elsewhere. 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, would not cause displacement of people or housing necessitating the construction of replacement housing elsewhere. Therefore, the new development standards for New Sensitive Uses would result in no impacts to population and housing in relation to the displacement of people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result no impacts to population and housing in relation to the displacement of people or housing necessitating the construction of replacement housing elsewhere. The Recycling and Waste Management Revisions would apply to zones 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. Residential uses are prohibited in M-1, M-1.5, M-2, and M-2.3 land use zoning. Likewise, residential uses are also prohibited in A-2 and IT land use zoning. Therefore, the majority of the properties do not include existing housing. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

The proposed program would not require vacating existing residences, as ~~no people resides in the applicable zoning areas~~ there are minimum distance requirements from sensitive uses. Additionally, there is no affordable housing located or planned for the areas subject to Recycling and Waste Management Revisions to the ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in the displacement of people or housing necessitating the construction of replacement housing elsewhere. 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, would not cause displacement of people or housing necessitating the construction of replacement housing elsewhere. Therefore, impacts to Recycling and Waste Management Revisions would be no impacts to population and housing in relation to the displacement of housing necessitating the construction of replacement housing elsewhere. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to population and housing in relation to the displacement of people or housing necessitating the construction of replacement housing elsewhere. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible.

The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would apply to Supermarket Accessory Recycling Collection Centers in zones: 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. Residential uses are prohibited in County commercial zones (C-1, C-2, C-2, C-3, C-M CMJ, CR,CRU) and industrial zones (M-1, M-1.5, M-2, and M-2.5).¹¹ These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. The proposed program would not require vacating existing residences, as no people resides in the applicable zoning areas. Additionally, the proposed program does not include the construction of new homes and there is no affordable housing located or planned for the areas subject to Supermarket Accessory Recycling Collection Centers. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in the displacement of people or housing necessitating the construction of replacement housing elsewhere. Therefore, the Supermarket Accessory Recycling Collection Centers would have no impacts to population and housing in relation to the displacement of people or housing, including affordable housing, necessitating the construction of replacement housing elsewhere. No further analysis is warranted.

¹¹ Los Angeles County Department of Regional Planning. Zoning Ordinance Summary. 2009. Retrieved from: http://planning.lacounty.gov/luz/summary/category/commercial_zones

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to population and housing in relation to the displacement of people or housing necessitating the construction of replacement housing elsewhere. The proposed program does not include the construction of new homes and, as result, would not result in the displacement of housing necessitating the construction of replacement housing elsewhere. The proposed program would not require vacating existing residences. Additionally, there is no affordable housing located or planned for the areas subject to Storage Enclosures for Recycling and Solid Waste Revisions. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in the displacement of people or housing necessitating the construction of replacement housing elsewhere. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to population and housing in relation to the displacement of people or housing, including affordable housing, necessitating the construction of replacement housing elsewhere. No further analysis is warranted.

2.15. PUBLIC SERVICES

This analysis is undertaken to determine if the proposed program may have a significant impact to public services, thus requiring the consideration of mitigation measures or alternatives, in accordance with Section 15063 of the State CEQA Guidelines. The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated based on review of the Public Services and Facilities Element,¹ the Parks and Recreation Element,² and the Safety Element of the County General Plan 2035.³

<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The potential for impacts to public services has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards with the potential to result in physical changes in the environment and public services 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

¹ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County 2035 General Plan: Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf

² Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County 2035 General Plan: Chapter 10: Parks and Recreation Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch10.pdf

³ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County 2035 General Plan: Chapter 12: Safety Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch12.pdf

height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2).

Fire protection?

Existing Conditions

The Los Angeles County Fire Department provides fire, safety, and emergency medical services to the unincorporated areas of the County. There are 413 fire stations in Los Angeles County.⁴ Within the project footprint, there are 27 County Fire Department fire stations. Additionally, there are 142 service boundaries which service the project area for fire protection.⁵ The Office of Emergency Management (OEM) is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County. The Safety Element of the County's General Plan works in conjunction with the Operational Area Emergency Response Plan (OAERP). The OAERP strengthens short- and long-term emergency response and recovery capability and identifies emergency procedures and emergency management routes in Los Angeles County. The Safety Element of the County General Plan 2035 incorporates the County of Los Angeles Strategic Fire Plan by reference and is amended annually, and lists the following goals and policies for fire hazards relevant to fire protection services in consideration of the proposed program:⁶

- **Goal S 3:** An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to fire hazards.
 - **Policy S 3.1:** Discourage development in Very High Fire Hazard Severity Zones (VHFHSZs), particularly in areas with significant biological resources.
 - **Policy S 3.6:** Ensure adequate infrastructure, including ingress, egress, and peak load water supply availability for all projects located in VHFHSZs.
- **Goal S 4:** Effective County emergency response management capabilities.
 - **Policy S 4.3:** Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning.

According to the Safety Element of the County General Plan 2035, Los Angeles County faces wildland fire threats due to its topography, rainfall patterns, and fire-adapted vegetation. The at-risk areas are designated as Fire Hazard Severity Zones (FHSZ). In the unincorporated areas of the County, FHSZs are classified as Very High, High, and Moderate in State Responsibility Areas and Very High in Local and Federal Responsibility Areas. The Forestry Division of the Los Angeles County Fire Department (Fire Department) is responsible for the implementation of the CAL FIRE FHSZ model designation in Los Angeles County.

Threshold of Significance

A significant impact would occur if the proposed program exceeded or caused services level problems with fire protection services related to maintaining acceptable service ratios, response times or other performance objectives.

Impact Analysis

The proposed program would 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.

⁴ Los Angeles County Fire Department. Accessed June 3, 2020. Search Results > Fire Stations. Available at: <https://locator.lacounty.gov/fire/Search?cat=86&find=Fire+Stations&page=42>

⁵ Los Angeles County. Location Management System (LMS) GIS Data. 2018. <http://geohub.lacity.org/datasets/6f6c4677365b4418bd585db2ef8e201f>

⁶ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County 2035 General Plan: Chapter 12: Safety Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch12.pdf

Element 1 – Green Zone Districts

Green Zone Districts would 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. The proposed program is located in areas of unincorporated Los Angeles County that are zoned for manufacturing. Areas subject to Green Zone Districts include M-1, M-1.5, M-2, M-2.5 (County Manufacturing Zones). The combined footprint of the project comes to a total of approximately 1,429,299 acres affected by the zoning changes, of which 1,950 acres affected by the zoning changes are within the Green Zone Districts. Of the 142 service boundaries that service the project area for fire protection, 17 serve the Green Zone Districts.⁷ The subject properties are located near incorporated areas in the urbanized Los Angeles Basin with fire response services provided by multiple city fire departments.

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ ~~40~~ years of adoption of the Ordinance. As discussed in Section 2.14, *Population and Housing*, the proposed Green Zone Districts would not induce unplanned population growth. The proposed Green Zone Districts would not cause substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. The Green Zone Districts would not change the underlying land use designation but would rather provide requirements to improve compatibility with adjacent sensitive land uses. Therefore, the Green Zone Districts would result in no change in land use, employment, or housing. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in any changes to public services as it relates to fire protection.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would 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. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would 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. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent

⁷ Los Angeles County. Location Management System (LMS) GIS Data. 2018.
<http://geohub.lacity.org/datasets/6f6c4677365b4418bd585db2ef8e201f>

uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, ~~or adjoining industrial, recycling, or vehicle-related uses~~ permitted in the zones where they are located. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, ~~recycling or solid waste, or vehicle-related~~ uses.

The proposed development standards for New Sensitive Uses would not cause substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. As discussed in Section 2.14, the proposed new development standards for New Sensitive Uses would not induce unplanned population growth. The development standards for New Sensitive Uses would not change the underlying land use designation but would rather provide requirements to improve compatibility with adjacent sensitive land uses. The new sensitive uses include dwelling units, schools, parks, and other land uses which may increase housing or employment and increase the need for greater fire protection and emergency response services. However, the development standards would be minimal additions to the design of individual proposed new sensitive uses, which would undergo project-specific review under CEQA. The development standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. Thus, the development standards for New Sensitive Uses would result in no change in land use, employment, or housing.

Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would 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. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would 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. Areas subject to Recycling and Waste Management Revisions include: M-1, M-1.5, M-2, M-2.5 (County Manufacturing Zones), A-2 (Heavy Agricultural Zone), and IT (Institutional Zone).

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~These construction improvement requirements are already subject to current development standards. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling~~

~~collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

The proposed program would not change existing fire protection and emergency response services. As discussed in Section 2.14, the proposed recycling and waste management revisions would not induce unplanned population growth. The Recycling and Waste Management Revisions would not change the underlying land use designation but would rather provide requirements to improve compatibility with adjacent sensitive land uses. Therefore, the Recycling and Waste Management Revisions would result in no change in land use, employment, ~~or~~ housing, fire hazard designation, or flood zones. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would 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. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would 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. The Supermarket Accessory Recycling Collection Centers apply to the same five manufacturing land use zoning designations as the Green Zone Districts and New Sensitive Uses Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses and nine additional land use zoning designations: C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU (County Commercial and Mixed Use Zones).

The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

The Supermarket Accessory Recycling Collection Centers would be minimal additions to existing supermarkets, and would not cause a change in land use, employment, ~~or~~ housing, fire hazard designation, or flood zones. Therefore, the Supermarket Accessory Recycling Collection Centers would 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. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would 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. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and

expansion of existing development. These revisions apply to new or expanded residential development units with four or more units, and housing can increase the need for greater fire protection and emergency response services. However, the storage enclosures themselves would be minimal additions to the design of individual proposed residential uses, which would undergo project-specific review under CEQA. The development standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. As discussed in Section 2.14, the proposed storage enclosures for recycling and solid waste revisions would not induce unplanned population growth. The Storage Enclosures for Recycling and Solid Waste Revisions would result in no change in land use, employment, or housing. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would 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. No further analysis is warranted.

Sheriff protection?

Existing Conditions

Sheriff Protection services in unincorporated Los Angeles County are provided by the Los Angeles County Sheriff's Department (LASD). The Los Angeles County Sheriff's Department is the largest sheriff's department in the world, employing over 10,000 sworn deputies, and over 8,000 civilian staff. LASD provides general law enforcement services to 42 contract cities, 141 unincorporated communities, 216 facilities, hospitals, and clinics located throughout the County, 9 community colleges, the Metropolitan Transit Authority, and 37 Superior Courts across 4,084 square-miles with a county population of approximately 10 million people.⁸ There are 3 law enforcement stations within the project footprint itself. Additionally, there are 58 law enforcement stations which service the project area for law enforcement protection. Of these 58 law enforcement stations, 21 are sheriff stations.⁹ The Safety Element of the County General Plan 2035 establishes that the LASD requires a staff level of one deputy sheriff per each 1,000 population to fulfill all of its functions effectively and efficiently.

Threshold of Significance

A significant impact would occur if the proposed program exceeded or caused services level problems with sheriff protection services related to maintaining acceptable service ratios, response times or other performance objectives.

Impact Analysis

The proposed program would result in no impacts to public services in relation to the need to construct expanded or new facilities to support sheriff protection.

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to public services in relation to the need to construct expanded or new facilities to support sheriff protection. The proposed program is located in regions of unincorporated Los Angeles County which is zoned for manufacturing. Areas subject to Green Zone Districts include: M-1, M-1.5, M-2, M-2.5 (County Manufacturing Zones) (see Section 1). The combined footprint of the project comes to a total of approximately 1,429,299 acres affected by the zoning changes, of which 1,950 acres affected by the zoning changes are within the Green Zone Districts. Of the 58 law enforcement stations that serve the project area, 12 serve the Green Zone Districts, of which 6 are sheriff stations.¹⁰

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision,

⁸ Los Angeles County Sheriff's Department. 2017. About Us. https://www.lasd.org/about_us.html

⁹ Los Angeles County. 2013. Law Enforcement Station Boundaries GIS Data. <https://egis3.lacounty.gov/dataportal/2010/10/21/law-enforcement-station-boundaries/>

¹⁰ Los Angeles County. 2013. Law Enforcement Station Boundaries GIS Data. <https://egis3.lacounty.gov/dataportal/2010/10/21/law-enforcement-station-boundaries/>

allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 15~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7 40~~ years of adoption of the Ordinance. As discussed in Section 2.14, the proposed Green Zone Districts would not induce unplanned population growth.

The proposed Green Zone Districts would not cause substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. The Green Zone Districts would not change the underlying land use designation but would rather provide requirements to improve compatibility with adjacent sensitive land uses. Therefore, the Green Zone Districts would result in no change in land use, employment, or housing.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to public services in relation to the need to construct expanded or new facilities to support sheriff protection. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to public services in relation to the need to construct expanded or new facilities to support sheriff protection.

Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

The proposed development standards for New Sensitive Uses would not cause substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. As discussed in Section 2.14, the proposed new development standards for New Sensitive Uses would not induce unplanned population growth. The development standards for New Sensitive Uses would not change the underlying land use designation but would rather provide requirements to improve compatibility with adjacent sensitive land uses. The new sensitive uses include dwelling units, schools, parks, and other land uses which may increase housing or employment and increase the need for greater police protection services. However, the development standards would be minimal additions to the design of individual proposed new sensitive uses, which would undergo project-specific review under CEQA. The development standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. Thus, the development standards for New Sensitive Uses would result in no change in land use, employment, or housing. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts to public services in relation to the need to construct expanded or new facilities to support sheriff protection. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to public services in relation to the need to construct expanded or new facilities to support sheriff protection. Areas subject to Recycling and Waste Management Revisions include: M-1, M-1.5, M-2, M-2.5 (County Manufacturing Zones), A-2 (Heavy Agricultural Zone), and IT (Institutional Zone) (see Section 1).

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZ. Additionally, in vessel organic waste facilities would be prohibited in ARAs.~~

The proposed program would not change existing sheriff protection and emergency response services. As discussed in Section 2.14, the proposed recycling and waste management revisions would not induce unplanned population growth. The Recycling and Waste Management Revisions would not change the underlying land use designation but would rather provide requirements to improve compatibility with adjacent sensitive land uses. Therefore, the Recycling and Waste Management Revisions would result in no change in land use, employment, or housing.

Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts to public services in relation to the need to construct expanded or new facilities to support sheriff protection. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to public services in relation to the need to construct expanded or new facilities to support sheriff protection. The Supermarket Accessory Recycling Collection Centers apply to the same five manufacturing land use zoning designations as the Green Zone Districts and New Sensitive Uses Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses and nine

additional land use zoning designations: C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU (County Commercial and Mixed Use Zones). Within the Supermarket Accessory Recycling Collection Centers element of the program, there are 13 fire stations.

The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

The Supermarket Accessory Recycling Collection Centers would be minimal additions to existing supermarkets, and would not cause a change in land use, employment, ~~or~~ housing, fire hazard designation, or flood zones. Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impacts to public services in relation to the need to construct expanded or new facilities to support sheriff protection. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to public services in relation to the need to construct expanded or new facilities to support sheriff protection. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These revisions apply to new or expanded residential development units with four or more units, and housing can increase the need for greater police protection services. However, the storage enclosures themselves would be minimal additions to the design of individual proposed residential uses, which would undergo project-specific review under CEQA. The development standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. As discussed in Section 2.14, the proposed storage enclosures for recycling and solid waste revisions would not induce unplanned population growth. Thus, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no change in land use, employment, or housing. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to public services in relation to the need to construct expanded or new facilities to support sheriff protection. No further analysis is warranted.

Schools?

Existing Conditions

According to the Public Services and Facilities Element of the County General Plan 2035,¹¹ the County's role in developing and managing educational facilities and programs is limited. However, the Los Angeles County Office of Education (COE), which is the country's largest regional education agency, serves as an intermediary between the local school districts and the California Department of Education.

The Public Services and Facilities Element of the County General Plan 2035 establishes three policies for Early Care and Education Facilities:

- **Policy PS/F 7.1:** Encourage the joint use of school sites for community activities and other appropriate uses.
- **Policy PS/F 7.2:** Proactively work with school facilities and education providers to coordinate land use and facilities planning.
- **Policy PS/F 7.3:** Encourage adequate facilities for early care and education.

The early childhood centers, public schools, private schools, and higher education facilities located within 500 feet of the project footprint are shown in Table 2.15-1, *Schools within the Areas Subject to the Ordinance*.

**TABLE 2.15-1
SCHOOLS WITHIN THE AREAS SUBJECT TO THE ORDINANCE**

School Facility	Total within 500 feet of Project Footprint
Public Elementary School	87
Public Middle School	25
Public High School	44
Early Childhood Centers	68
Private and Charter Schools	113
Colleges and Universities	14

SOURCE: Los Angeles County. Location Management System (LMS) GIS Data. 2018.

Threshold of Significance

A significant impact would occur if the proposed program exceeded or caused services level problems with schools related to maintaining acceptable service ratios, or other performance objectives such as maintaining classroom size.

Impact Analysis

The proposed program would result in no impacts to public services in relation to the need for new or expanded facilities to support public schools.

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to public services in relation to the need for new or expanded facilities to support public school services. The proposed program is located in regions of unincorporated Los Angeles County which is zoned for manufacturing. Areas subject to Green Zone Districts include M-1, M-1.5, M-2, M-2.5 (County Manufacturing Zones) (see Section 1). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain

¹¹ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County 2035 General Plan: Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf

consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~15~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a Conditional Use Permit. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ ~~10~~ years of adoption of the Ordinance. As discussed in Section 2.14, the proposed Green Zone Districts would not induce unplanned population growth. As the new development standards would not result in additional population or employment, there would be no associated increase in the need for school services. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in any changes to public services as it relates to schools.

The proposed Green Zone Districts would not cause substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. The Green Zone Districts would not change the underlying land use designation but would rather provide requirements to improve compatibility with adjacent sensitive land uses. Therefore, the Green Zone Districts would result in no change in land use, employment, or housing and no need to construct new or expanded schools. Rather, there would be a benefit to schools in relation to aesthetics, air quality, and noise.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to public services in relation to the need to construct expanded or new facilities to support schools. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to public services in relation to the need to construct expanded or new facilities to support school services.

Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established existing industrial, recycling or solid waste, or vehicle-related uses.~~

The proposed development standards for New Sensitive Uses would not cause substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. As discussed in Section 2.14, the proposed new development standards for New Sensitive Uses would not induce unplanned population growth. As the new development standards would not result in additional population or employment, there would be no associated increase in the need for school services. The development standards for New Sensitive Uses would not change the underlying land use designation but would rather provide requirements to improve compatibility with adjacent sensitive land uses. The new sensitive uses include dwelling units, schools, parks, and other land uses which directly increase schools or indirectly increase the need for schools. However, the development standards would be minimal additions to the design of individual proposed new sensitive uses, which would undergo project-specific review under CEQA. The development standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. Therefore, the development standards for New Sensitive Uses would result in no change in land use, employment, or housing.

Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts to public services in relation to the need to construct expanded or new school facilities. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to public services in relation to the need to construct expanded or new school facilities. Areas subject to Recycling and Waste Management Revisions include M-1, M-1.5, M-2, M-2.5 (County Manufacturing Zones), A-2 (Heavy Agricultural Zone), and IT (Institutional Zone) (see Section 1).

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZ. Additionally, in-vessel organic waste facilities are prohibited in ARAs.

The proposed program would not change existing school facilities. As discussed in Section 2.14, the proposed recycling and waste management revisions would not induce unplanned population growth. As the recycling and waste management revisions would not result in additional population or employment, there would be no associated increase in the need for school services. The Recycling and Waste Management Revisions would not change the underlying land use designation but would rather provide requirements to improve compatibility with adjacent sensitive land uses. Therefore, the Recycling and Waste Management Revisions would result in no change in land use, employment, or housing. Rather, there would be a benefit to schools in relation to aesthetics, air quality, and noise. Additionally, should a school fall under the land uses which are subject to these revisions, the school would comply with the relevant waste management and storage regulations, and the Recycling and Waste Management Revisions would not result in the need

for a new school. Therefore, the Recycling and Waste Management Revisions would result in no impacts to public services in relation to the need to construct expanded or new school facilities. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to public services in relation to the need to construct expanded or new school facilities. The Supermarket Accessory Recycling Collection Centers apply to the same five manufacturing land use zoning designations as the Green Zone Districts and New Sensitive Uses Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses and nine additional land use zoning designations: C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU (County Commercial and Mixed Use Zones) (see Section 1).

The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

The development of the Green Zones Program would not change public services as it relates to schools but rather provide requirements to improve compatibility with adjacent sensitive land uses, including schools. Therefore, there would be no change in land use, employment, or housing and no need to construct new or expanded schools. Rather, there would be a benefit to schools in relation to aesthetics, air quality, and noise. Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impacts to public services in relation to the need to construct expanded or new school facilities. No further analysis is warranted.

Element 4 – Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to public services in relation to the need to construct expanded or new school facilities. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These revisions apply to new or expanded residential development units with four or more units, and housing can increase the need for greater school services. However, the storage enclosures themselves would be minimal additions to the design of individual proposed residential uses, which would undergo project-specific review under CEQA. The development standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. As discussed in Section 2.14, the proposed storage enclosures for recycling and solid waste revisions would not induce unplanned population growth. As the enclosures for recycling and solid waste revisions would not result in additional population or employment, there would be no associated increase in the need for school services. Thus, the development standards for New Sensitive Uses would result in no change in

land use, employment, or housing. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to public services in relation to the need to construct expanded or new school facilities. No further analysis is warranted.

Parks?

Existing Conditions

According to the Parks and Recreation Element of the County General Plan 2035,¹² the County's park system, including facilities that are owned, operated, and maintained by the County, totals approximately 70,000 acres. The County of Los Angeles is dedicated to providing two sources of parks to meet recreation and park needs which include both local and regional park systems. The County has an average of 3.3 acres of local parks and regional recreation parks per 1,000 people.¹³ As established by the Parks and Recreation Element of the County General Plan 2035, the standard for parklands is 4 acres of local parkland and 6 acres of regional parkland per 1,000 County residents in unincorporated areas.¹⁴

Based on the Parks and Recreation Element of the County General Plan 2035, in 2013, the local parkland totaled approximately 608 acres, regional parkland totaled approximately 68,986 acres, and the overall parkland totaled approximately 69,594 acres (see Section 3.16, *Recreation*, Table 2.16-1, *Existing County Parkland*, and Figure 2.16-1, *Parks within 500 Feet of Areas Subject to Ordinance*). The Parks and Recreation Element determined that the demand for local parkland (neighborhood and community parks) in unincorporated Los Angeles County exceeds the supply throughout the proposed initiative study area. Parks constitute one of the sensitive uses that the proposed Green Zones program is intended to protect. As of 2020, there are approximately 420 parks within 500 feet of the project area, including the Angeles National Forest.¹⁵

Threshold of Significance

A significant impact would occur if the proposed program exceeded or caused services level problems with park services related to maintaining acceptable service ratios such as per capita park acreage.

Impact Analysis

The proposed program would result in no impacts to public services in relation parks.

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to public services in relation to parks. The proposed program is located in regions of unincorporated Los Angeles County which is zoned for manufacturing. Areas subject to Green Zone Districts include: M-1, M-1.5, M-2, M-2.5 (County Manufacturing Zones) (see Section 1). There are 14 parks within 500 feet of areas affected by zoning changes in the Green Zone Districts, totaling 202 acres of park.¹⁶

The Green Zone Districts would not result in substantial adverse physical impacts associated with the parks. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree

¹² Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Parks and Recreation Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch10.pdf

¹³ County of Los Angeles, Department of Parks and Recreation. 9 May 2016. Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment. <https://lacountyparkneeds.org/wp-content/uploads/2016/06/FinalReport.pdf>

¹⁴ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County 2035 General Plan: Chapter 10: Parks and Recreation Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch10.pdf

¹⁵ Los Angeles County Department of Parks and Recreation. 2016. County Parks and Open Space GIS Data. <https://egis3.lacounty.gov/dataportal/2016/10/25/departments-of-parks-and-recreation-county-parks-and-open-space/>

¹⁶ Los Angeles County Department of Parks and Recreation. 2016. County Parks and Open Space GIS Data. <https://egis3.lacounty.gov/dataportal/2016/10/25/departments-of-parks-and-recreation-county-parks-and-open-space/>

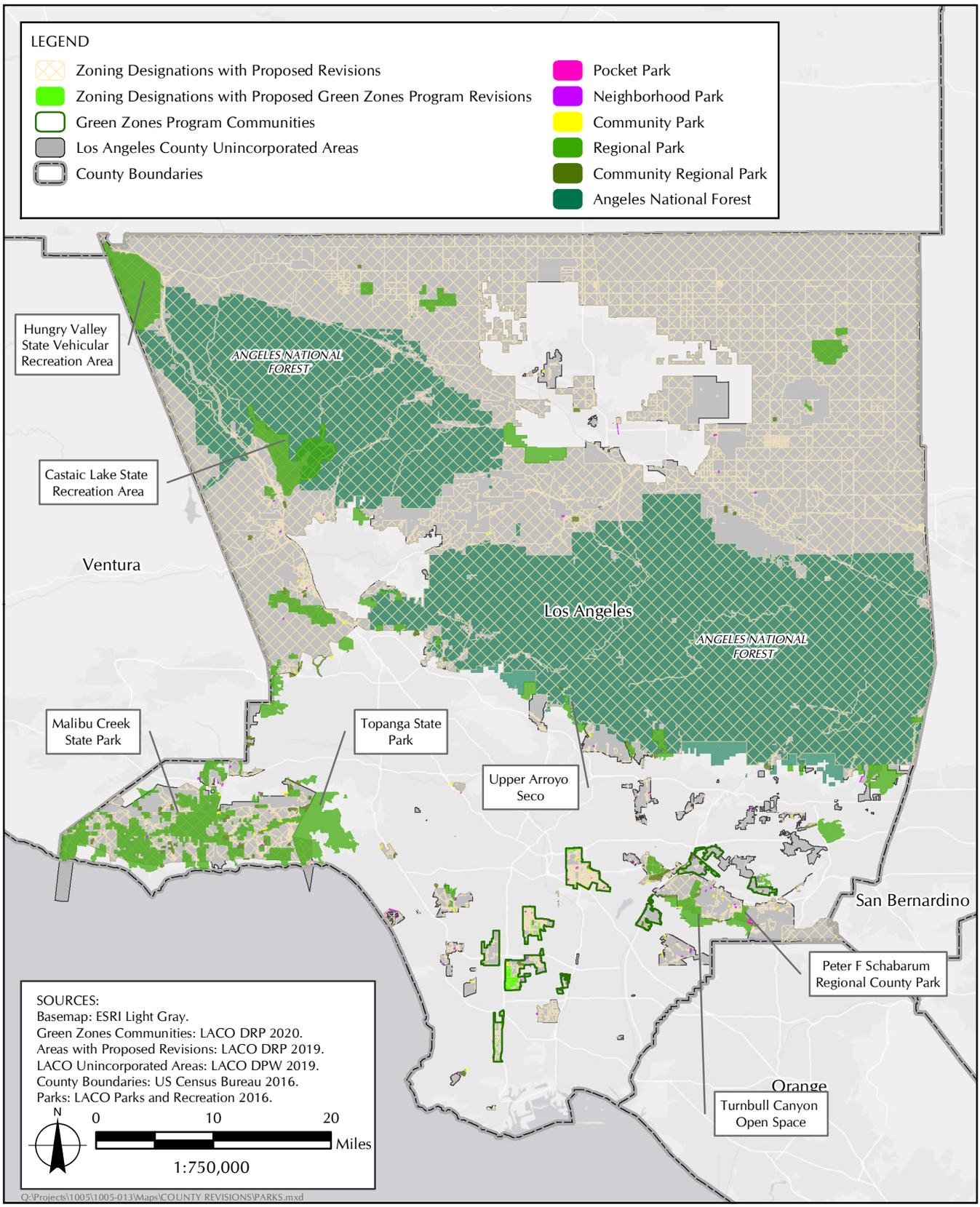


FIGURE 2.16-1
 Parks within 500 Feet of Project Location

planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 15~~ of the ~~27 28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7 40~~ years of adoption of the Ordinance. As discussed in Section 2.14, the proposed Green Zone Districts would not induce unplanned population growth.

There is no proposed increase in housing or employment that would have the potential to affect existing parks. The proposed program would not cause an increase in population which would lead to the increase of use in existing neighborhood and regional parks causing degradation. Thus, there would be no impact. The proposed program would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for parks.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to public services in relation parks. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to public services in relation to parks. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

The proposed development standards for New Sensitive Uses would not cause substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. As discussed in Section 2.14, the proposed new development standards for New Sensitive Uses would not induce unplanned

population growth. The development standards for New Sensitive Uses would not change the underlying land use designation but would rather provide requirements to improve compatibility with adjacent sensitive land uses. The new sensitive uses include dwelling units, schools, parks, and other land uses which directly increase parks or indirectly increase the need for parks. However, the development standards would be minimal additions to the design of individual proposed new sensitive uses, which would undergo project-specific review under CEQA. The development standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. Thus, the development standards for New Sensitive Uses would result in no change in land use, employment, or housing. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts to public services in relation to parks. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to public services in relation to parks. Areas subject to Recycling and Waste Management Revisions of the program would be in the M-1, M-1.5, M-2, M-2.5 (County Industrial Zones), the A-2 (Heavy Agricultural Zone), and the I1 (Institutional Zone). With the implementation of the Recycling and Waste Management Revisions, a total of 134 parks would benefit from the proposed program.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZ. Additionally, in vessel organic waste facilities are prohibited in ARAs.~~

As discussed in Section 2.14, the proposed recycling and waste management revisions would not induce unplanned population growth. The Recycling and Waste Management Revisions would not change the underlying land use designation but rather provide requirements to improve compatibility with adjacent sensitive land uses. Thus, there would be no change in land use, employment, ~~or~~ housing, fire hazard designation, or flood zones and no need for construction of new or expanded parks. Rather, there would be a benefit to parks within unincorporated Los Angeles County. Therefore, the Recycling and Waste Management Revisions would result in no impacts to public services in relation to parks. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to public services in relation to the need to construct expanded or new park facilities. Areas subject to Supermarket Accessory Recycling Collection Centers and Storage Enclosures for Recycling and Solid Waste Revisions, which include the C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU (County Commercial Zones and Mixed Use Zones), and the M-1, M-1.5, M-2, M-2.5, and M3 (County Industrial Zones; see Figure 2.16-1).

The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would

require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

These revisions would not affect parks given that they are not recycling or supermarket facilities. According to the Environmental Protection Agency (EPA), recycling reduces the amount of waste sent to landfills and incinerators, conserves natural resources, saves energy and prevents pollution by reducing the need to collect new raw materials.¹⁷ Creating development standards for recycling will provide greater protection for existing sensitive land uses and parks in particular. The Supermarket Accessory Recycling Collection Centers will benefit a total of 94 parks countywide. There would be no change in land use, employment, ~~or housing~~, fire hazard designation, or flood zones and no need to construct new or expanded parks. Rather, there would be a benefit to parks related to aesthetics, air quality, and noise. Therefore, the proposed program would result in no impacts to public services in relation to the substantial adverse physical impacts associated with the provision of new or physically altered park facilities. Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impacts to public services in relation to the need to construct expanded or new school facilities. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to public services in relation to parks. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These revisions apply to new or expanded residential development units with four or more units, and housing can increase the need for greater parks services. However, the storage enclosures themselves would be minimal additions to the design of individual proposed residential uses, which would undergo project-specific review under CEQA. The development standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. As discussed in Section 2.14, the proposed storage enclosures for recycling and solid waste revisions would not induce unplanned population growth. As the enclosures for recycling and solid waste revisions would not result in additional population or employment, there would be no associated increase in the need for park services. Thus, the development standards for New Sensitive Uses would result in no change in land use, employment, or housing. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to public services in relation to parks. No further analysis is warranted.

¹⁷ Environmental Protection Agency. 2019. Recycling Basics. <https://www.epa.gov/recycle/recycling-basics#Benefits>

Libraries?

Existing Conditions

The Los Angeles County Public Library (County Library) provides library services to over 3.4 million residents living in unincorporated Los Angeles County and within 49 of the 88 incorporated cities of Los Angeles County within a service area of over 3,000 square miles.¹⁸ In June 2019, the County Library had 85 regional and communities libraries, one institutional library, and three bookmobiles that served 2,390,816 registered borrowers at a budgeted expenditure rate of \$45.05 per capita for fiscal year 2018/2019.¹⁹ There are 28 libraries within 500 feet of the project footprint.²⁰

The Public Services and Facilities Element of the Los Angeles County General Plan 2035 promotes the orderly and efficient planning of public facilities and infrastructure in conjunction with land use development and growth regarding the relevant topics of early care and education and libraries.²¹ The County guideline for library facility space is a minimum of 0.5 gross square feet per capita. The Public Services and Facilities Element has established the following goal and policies relevant to libraries:

- **Goal PS/F 8:** A comprehensive public library system.
 - **Policy PS/F 8.1:** Ensure a desired level of library service through coordinated land use and facilities planning.
 - **Policy PS/F 8.2:** Support library mitigation fees that adequately address the impacts of new development.

Threshold of Significance

A significant impact would occur if the proposed program exceeded or caused services level problems with library services related to maintaining acceptable service ratios such as requiring the construction of new libraries due to population growth caused by the project.

Impact Analysis

The proposed program would result in no impacts to public services in relation to the need to construct expanded or new facilities to support libraries.

Element 1 – Green Zone District

Green Zone Districts would result in no impacts to public services in relation to the need for new or expanded facilities to support public libraries. The proposed program is located in regions of unincorporated Los Angeles County which is zoned for manufacturing. Areas subject to Green Zone Districts include: M-1, M-1.5, M-2, M-2.5 (County Manufacturing Zones) (see Section 1). There are no libraries within 500 feet of the areas affected by zoning changes in the Green Zone Districts.²²

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone

¹⁸ County of Los Angeles Public Library. 2020. County of Los Angeles Public Library: About Us. <https://lacountylibrary.org/aboutus/>

¹⁹ County of Los Angeles Public Library. 2020. County of Los Angeles Public Library: Statistics. <https://lacountylibrary.org/aboutus-info/>

²⁰ Los Angeles County. Location Management System (LMS) GIS Data. 2018. <http://geohub.lacity.org/datasets/6f6c4677365b4418bd585db2ef8e201f>

²¹ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County 2035 General Plan: Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf

²² Los Angeles County. Location Management System (LMS) GIS Data. 2018. <http://geohub.lacity.org/datasets/6f6c4677365b4418bd585db2ef8e201f>

change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. As discussed in Section 2.14, the proposed Green Zone Districts would not induce unplanned population growth. As the new development standards would not result in additional population or employment, there would be no associated increase in the need for library services. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in any changes to public services as it relates to libraries.

The Green Zone Districts would not change the County's existing library services. The new development standards would provide requirements to improve compatibility with adjacent sensitive land uses. Thus, there would be no change in land use, employment, or housing and no need to construct new or expanded libraries. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to public services in relation to the need to construct expanded or new facilities to support schools. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to public services in relation to libraries. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

The proposed development standards for New Sensitive Uses would not cause substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. As discussed in Section 2.14, the proposed new development standards for New Sensitive Uses would not induce unplanned population growth. The development standards for New Sensitive Uses would not change the underlying land use designation but would rather provide requirements to improve compatibility with adjacent sensitive land uses. The new

sensitive uses include dwelling units, schools, parks, and other land uses which can indirectly increase the need for libraries. However, the development standards would be minimal additions to the design of individual proposed new sensitive uses, which would undergo project-specific review under CEQA. The development standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. Therefore, the development standards for New Sensitive Uses would result in no change in land use, employment, or housing. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts to public services in relation to libraries. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to public services in relation to libraries. Areas subject to Recycling and Waste Management Revisions include M-1, M-1.5, M-2, M-2.5 (County Manufacturing Zones), A-2 (Heavy Agricultural Zone), and IT (Institutional Zone) (see Section 1).

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs.

As discussed in Section 2.14, the proposed recycling and waste management revisions would not induce unplanned population growth. The Recycling and Waste Management Revisions would not change the public services as it relates to libraries. It would provide requirements to improve compatibility with adjacent sensitive land uses. Thus, there would be no change in land use, employment, or housing and no need to construct new or expanded libraries. Therefore, the Recycling and Waste Management Revisions would result in no impacts to public services in relation to libraries. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to public services in relation to libraries. Areas subject to Supermarket Accessory Recycling Collection Centers and Storage Enclosures for Recycling and Solid Waste Revisions include M-1, M-1.5, M-2, M-2.5, and M3 (County Manufacturing Zones), and C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU²³ (County Commercial and Mixed Use Zones) (see Section 1).

The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in

²³MXD and MXD-RU are considered to be Mixed Use Land Use Zoning (Commercial and Residential). For the purposes of this proposed program, the Green Zones Program only focuses on commercial zones.

applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

The Supermarket Accessory Recycling Collection Centers would not change the County's existing library services. These revisions would not affect public services given that they are not recycling or supermarket facilities. Therefore, there would be no change in land use, employment, or housing and no need to construct new or expanded libraries. Thus, the proposed Ordinance would result in no impacts to public services in relation to the substantial adverse physical impacts associated with the provision of new or physically altered library facilities. Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impacts to public services in relation to libraries. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to public services in relation to libraries. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These revisions apply to new or expanded residential development units with four or more units, and housing can increase the need for greater library services. However, the storage enclosures themselves would be minimal additions to the design of individual proposed residential uses, which would undergo project-specific review under CEQA. The development standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. As discussed in Section 2.14, the proposed storage enclosures for recycling and solid waste revisions would not induce unplanned population growth. As the enclosures for recycling and solid waste revisions would not result in additional population or employment, there would be no associated increase in the need for library services. Thus, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no change in land use, employment, or housing. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to public services in relation to libraries. No further analysis is warranted.

Other Public Facilities?

Existing Conditions

There is one hospital within 500 feet of areas affected by zoning changes in the Green Zone Districts.²⁴

Threshold of Significance

A significant impact would occur if the proposed program exceeded or caused services level problems with other public services such as requiring the construction of new hospitals due to population growth caused by the project.

²⁴ Los Angeles County. Location Management System (LMS) GIS Data. 2018. <http://geohub.lacity.org/datasets/6f6c4677365b4418bd585db2ef8e201f>

Impact Analysis

The proposed program would result in no impacts to public services in relation to the need for new or expanded other facilities, such as hospitals. There are 11 hospitals within 500 feet of the project footprint and 2 senior living homes.²⁵

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to public services in relation to the need for new or expanded other facilities. The proposed program is located in regions of unincorporated Los Angeles County which is zoned for manufacturing. Areas subject to Green Zone Districts and New Sensitive Uses Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses include: M-1, M-1.5, M-2, M-2.5 (County Manufacturing Zones) (see Section

The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. As discussed in Section 2.14, the proposed Green Zone Districts would not induce unplanned population growth.

The Green Zone Districts would not change public services as it relates to hospitals but would rather provide requirements to improve compatibility with adjacent sensitive land uses, including hospitals. Therefore, there would be no change in land use, employment, or housing and no need to construct new or expanded hospitals. Rather, there would be a benefit to hospitals related to aesthetics, air quality, and noise. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to public services in relation to the need for new or expanded other facilities. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to public services in relation to the need for new or expanded other facilities. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include

²⁵ Los Angeles County. Location Management System (LMS) GIS Data. 2018.
<http://geohub.lacity.org/datasets/6f6c4677365b4418bd585db2ef8e201f>

development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established existing industrial, recycling or solid waste, or vehicle-related uses.~~

The proposed development standards for New Sensitive Uses would not cause substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. As discussed in Section 2.14, the proposed new development standards for New Sensitive Uses would not induce unplanned population growth. The development standards for New Sensitive Uses would not change the underlying land use designation but would rather provide requirements to improve compatibility with adjacent sensitive land uses. The new sensitive uses include hospitals; however, the development standards would be minimal additions to the design of individual proposed new sensitive uses, which would undergo project-specific review under CEQA. The development standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. Thus, the development standards for New Sensitive Uses would result in no change in land use, employment, or housing. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in no impacts to public services in relation to the need for new or expanded other facilities. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to public services in relation to the need for new or expanded other facilities. Areas subject to Recycling and Waste Management Revisions include M-1, M-1.5, M-2, M-2.5 (County Manufacturing Zones), A-2 (Heavy Agricultural Zone), and IT (Institutional Zone) (see Section 1).

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions will prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~

The Green Zones Program would not change public services as it relates to hospitals but would rather provide requirements to improve compatibility with adjacent sensitive land uses, including hospitals. As discussed in Section 2.14, the proposed recycling and waste management revisions would not induce unplanned population growth. As the recycling and waste management revisions would not result in additional population or employment, there would be no

associated increase in the need for library services. Therefore, there would be no change in land use, employment, or housing, fire hazard designation, or flood zones and no need to construct new or expanded hospitals. Rather, there would be a benefit to hospitals and other public services related to aesthetics, air quality, and noise. Therefore, impacts to Recycling and Waste Management Revisions would result in no impacts to public services in relation to the need for new or expanded other facilities.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to public services in relation to the need for new or expanded other facilities. Supermarket Accessory Recycling Collection Centers and Storage Enclosures for Recycling and Solid Waste Revisions apply to the same five manufacturing land use zoning designations as the Green Zone Districts and New Sensitive Uses Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses and nine additional land use zoning designations: C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU (County Commercial and Mixed Use Zones) (see Section 1).

The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

The development of the proposed program would not result in a change to public services as it relates to other facilities such as hospitals. These revisions would not affect public services given that they are not recycling or supermarket facilities. The Supermarket Accessory Recycling Collection Centers would not change public services as it relates to hospitals but would rather provide requirements to improve compatibility with adjacent sensitive land uses, including hospitals. Thus, there would be no change in land use, employment, ~~or housing, fire hazard designation, or flood zones~~ and no need to construct new or expanded hospitals. Rather, there would be a benefit to hospitals and other public services related to aesthetics, air quality, and noise. Therefore, the Supermarket Accessory Recycling Collection Centers would have no impacts to public services in relation to the need for new or expanded other facilities.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to public services in relation to other public facilities. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These revisions apply to new or expanded residential development units with four or more units, and housing can increase the need for a variety of greater public services. However, the storage enclosures themselves would be minimal additions to the design of individual proposed residential uses, which would undergo project-specific review under CEQA. The development

standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. As discussed in Section 2.14, the proposed storage enclosures for recycling and solid waste revisions would not induce unplanned population growth. As the enclosures for recycling and solid waste revisions would not result in additional population or employment, there would be no associated increase in the need for other public facilities. Thus, the development standards for New Sensitive Uses would result in no change in land use, employment, or housing. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to public services in relation to other public services. No further analysis is warranted.

2.16. RECREATION

This analysis is undertaken to determine if the proposed program may have a significant impact to recreation, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to the Parks and Recreation Element (Chapter 10) of the Los Angeles County General Plan 2035,² County Parks and Open Space GIS Data,³ and the 2016 Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment.⁴

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional trail connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				

Existing Conditions

The Los Angeles County General Plan,⁵ states that the County’s park system, including facilities that are owned, operated, and maintained by the County, contains approximately 70,000 acres of park space. Local parkland is classified by the County as park nodes, pocket parks, neighborhood parks, and community parks. Regional parkland classifications include community regional parks, regional parks, and special use facilities. The County also treats trails as linear parks, as they provide community access to increased health and fitness activities in urbanized regions. The County has adopted a regional park service standard of 6 acres per 1,000 County residents and a local park services standard of 4

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² Department of Regional Planning. Adopted October 6, 2015. County of Los Angeles General Plan 2035: Parks and Recreation Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch10.pdf

³ Los Angeles County Department of Parks and Recreation. 2016. County Parks and Open Space GIS Data. <https://egis3.lacounty.gov/dataportal/2016/10/25/departement-of-parks-and-recreation-county-parks-and-open-space/>

⁴ County of Los Angeles Department of Parks and Recreation. May 9, 2016. Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment. <https://lacountyparkneeds.org/wp-content/uploads/2016/06/FinalReport.pdf>.

⁵ Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035: Parks and Recreation Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch10.pdf

acres per 1,000 County residents.⁶ According to the 2016 Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment, Los Angeles County has an average of 3.3 acres of local parks per 1,000 people.⁷

According to the County General Plan , total parkland in Los Angeles County in 2013 was approximately 608 acres. Regional parkland totaled approximately 68,986 acres and the overall parkland in the County totaled approximately 69,594 acres (please see Table 2.16-1, *Existing County Parkland*; Figure 2.16-1, *Parks within 500 Feet of Areas Subject to Ordinance*, for more information). The Parks and Recreation Element of the County General Plan identified goals of 4 acres of local parkland per 1,000 residents, and 6 acres of regional parkland per 1,000 residents, the Study showed that unincorporated areas face a significant deficit in local parkland by approximately 3,719 acres. Based on these projections, the County predicts that the unincorporated areas of the County of Los Angeles will have deficits of 5,987 acres in local parkland and 5,046 acres in regional parkland by the year 2035, if no new parks are created.

**TABLE 2.16-1
EXISTING COUNTY PARK LAND**

Parkland, in Acres			
Planning Area	Local	Regional	Total
Antelope Valley	50	3,870	3,920
Coastal Islands	0	41,000	41,000
East San Gabriel Valley	220	3,440	3,660
Gateway	51	816	867
Metro	111	398	509
Santa Clarita Valley	71	14,425	14,497
San Fernando Valley	1	565	566
Santa Monica Mountains	0	0	0
South Bay	26	593	618
West San Gabriel Valley	56	3,465	3,521
Westside	22	414	436
Total	608	68,986	69,594

SOURCE: Department of Regional Planning, July 2013. Los Angeles County General Plan: Parks and Recreation Element.⁸

As of 2020, there are a total of 420 parks within a 500-foot distance of the areas subject to the proposed program totaling 805,218 acres that include Park Nodes, Pocket Parks, Neighborhood Parks, Community Parks, Community Regional Parks, and Regional Parks as well as most of the Angeles National Forest within the project footprint (Figure 2.16-1; Table 2.16-2, *Park Acreage 500 feet from Green Zones Program*). Within the Green Zone Districts, there are approximately 14 acres of parks within 500 feet totaling 202 acres.

⁶ Department of Regional Planning. Adopted October 6, 2015. County of Los Angeles General Plan 2035: Parks and Recreation Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch10.pdf

⁷ County of Los Angeles, Department of Parks and Recreation. May 9, 2016. Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment. <https://lacountyparkneeds.org/wp-content/uploads/2016/06/FinalReport.pdf>.

⁸ Department of Regional Planning. Adopted October 6, 2015. County of Los Angeles General Plan 2035: Parks and Recreation Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch10.pdf

**TABLE 2.16-2
PARK ACREAGE 500 FEET FROM GREEN ZONES PROGRAM**

Parks	Total Park Acres within 500-Foot Buffer of Project Location	Acres within 500-Foot Buffer within Green Zone Districts
Community Park	547	58
Community Regional Park	4,073	84
Neighborhood Park	397	29.6
Not Analyzed	702,033	29
Park Node	0.54	0
Pocket Park	81	1.6
Regional Park	97,930	0
Special Use	157	0
Total	805,218	202

SOURCE: Los Angeles County Department of Parks and Recreation. 2016. County Parks and Open Space GIS Data. <https://egis3.lacounty.gov/dataportal/2016/10/25/department-of-parks-and-recreation-county-parks-and-open-space/>

Threshold of Significance

A significant impact would occur if population growth were induced, either from new residences or new employee residents in the area generated from construction or operations activities, that would increase the use of existing parks and recreation facilities beyond their existing capacity, such that substantial physical deterioration of the facility would occur or be accelerated.

Impact Analysis

The proposed program would result in no impacts to recreation due to increased use of existing neighborhood and regional parks or other recreational facilities that would contribute to their physical deterioration. The potential for impacts to recreation and the possible deterioration of existing park facilities has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential to result in physical changes in the environment with the potential for increase in use of existing recreational facilities such that there would be substantial or accelerated physical deterioration. The proposed program includes 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in no impact 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 would occur or be accelerated. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impact to recreation in relation to an increase in use of existing parklands, local and regional, such that substantial or accelerated physical deterioration would occur. Parks constitute one of the sensitive uses that the proposed Green Zones Program is intended to protect. As discussed in Section 2.14, *Population and Housing*, the Green Zone Districts would not induce unplanned population growth. There is no proposed increase in housing or employment that would have the potential to affect existing parks. The proposed program would not cause an increase in population which would lead to the increase of use in existing neighborhood and regional parks causing degradation. Currently the zoning and land use designations for the 11 districts under consideration for

proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ ~~40~~ years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause substantial or accelerated physical deterioration to existing recreational facilities due to increase in use. As stated in Section 2.14, *Population and Housing*, the project would not induce growth or concentration of population. The project would not include the development of new homes, businesses, roads, or utilities and would thereby not induce substantial unplanned population growth, directly or indirectly, in the County. The project would entail improvements that would apply to specific industrial, recycling, or vehicle-related uses and would not be expected to result in a significant increase in the number of people, residents, or visitors to existing park facilities that would increase use of existing neighborhood and regional parks or other recreational facilities such that it would contribute to their physical deterioration. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would 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 would occur or be accelerated. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would 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 would occur or be accelerated. Parks constitute one of the sensitive uses that the proposed Green Zones Program is intended to protect. As discussed in Section 2.14, the proposed new development standards for New Sensitive Uses would not induce unplanned population growth. There is no proposed increase in housing or employment that would have the potential to affect existing parks. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located~~. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would 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. 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, would not cause an increase in population that would lead to the increase of use in existing neighborhood and regional parks causing degradation. The development standards for New Sensitive Uses would not change the underlying land use designation but would rather provide requirements to improve compatibility with adjacent sensitive land uses. The new sensitive uses include dwelling units, schools, parks, and other land uses which directly increase parks or indirectly increase the need for parks. However, the development standards would be minimal additions to the design of individual proposed new sensitive uses, which would undergo project-specific review under CEQA. The development standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. Thus, the development standards for New Sensitive Uses would result in no change in land use, employment, or housing. Therefore, the new development standards for New Sensitive Uses would 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 would occur or be accelerated. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would 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 would occur or be accelerated. These revisions would not affect recreation facilities given that they are not recycling or waste facilities. However, the proposed 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. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ As discussed in Section 2.14, the proposed recycling and waste management revisions would not induce unplanned population growth. The Recycling and Waste Management Revisions would not change the underlying land use designation but rather provide requirements to improve compatibility with adjacent sensitive land uses. Thus, there would be no change in land use, employment, ~~or~~ housing, fire hazard designations, or flood zones and no associated increased use of parks. Rather, there would be a benefit to parks within unincorporated Los Angeles County. Therefore, the Recycling and Waste Management Revisions would 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 would occur or be accelerated. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would 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 would occur or be accelerated. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods,

perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures will be built. The construction of a recycling collection center or compliance with development standards would not substantially alter the existing conditions. These revisions would not affect parks given that they are not recycling or supermarket facilities. As these revisions would not induce population growth, they would not increase the use of existing parklands, local or regional, such that substantial or accelerated physical deterioration would occur. According to the Environmental Protection Agency (EPA) recycling reduces the amount of waste sent to landfills and incinerators, conserves natural resources, saves energy and prevents pollution by reducing the need to collect new raw materials.⁹ Creating development standards for recycling would provide greater protection for existing sensitive land uses and parks in particular. The proposed 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. The proposed 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. There would be no expected impacts to recreation related to increased housing or employment that would have the potential to affect existing parks. Therefore, the Supermarket Accessory Recycling Collection Centers would have 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 would occur or be accelerated. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would 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 would occur or be accelerated. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These revisions would not induce population growth and thereby would not increase the use of existing parklands, local or regional, such that substantial or accelerated physical deterioration would occur. According to the EPA, recycling reduces the amount of waste sent to landfills and incinerators, conserves natural resources, saves energy, and prevents pollution by reducing the need to collect new raw materials.¹⁰ Creating development standards for recycling will provide greater protection for existing sensitive land uses and parks in particular. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would 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 would occur or be accelerated. No further analysis is warranted.

⁹ Environmental Protection Agency. 2019. Recycling Basics. <https://www.epa.gov/recycle/recycling-basics#Benefits>

¹⁰ Environmental Protection Agency. 2019. Recycling Basics. <https://www.epa.gov/recycle/recycling-basics#Benefits>

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?

Existing Conditions

The combined footprint for the Green Zones Program is comprised of a total of approximately 1,429,299 acres on 135,383 parcels of unincorporated areas of the County where there are industrial, manufacturing, recycling and waste management, including supermarket recycling centers, or the development of such facilities in locations adjacent to sensitive users. Sensitive receptors as it pertains to the Green Zones programs includes recreational facilities such as parks. There are 420 existing parks within a 500-foot distance of the areas subject to the proposed program, totaling 805,218 acres (see Figure 2.16-1; Table 2.16-2). Within the Green Zone Districts, there are approximately 14 acres of existing parks within 500 feet, totaling 202 acres.

Threshold of Significance

A significant impact would occur if the scope of the project included development or expansion of parks or recreational facilities within a sensitive environment or if population growth were induced, either from new residences or new employee residents in the area generated from construction or operations activities, that would require the development of new parks and recreation facilities to meet State- and County-mandated recreation service standards to support new residential development within a sensitive environment that could be adversely affected by park development, such as a greenfield.

Impact Analysis

The proposed program would 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. The potential for impacts to recreation regarding including neighborhood and regional parks or other recreational facilities or requiring the construction or expansion of such facilities which might have an adverse physical effect on the environment has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment that might have the potential for adding, local or regional, parklands or requiring new or expansion of such facilities 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to recreation including neighborhood and regional parks or other recreational facilities or requiring the construction or expansion of such facilities which might have an adverse physical effect on the environment. The proposed program would not include the construction or expansion of recreational facilities that would increase the use of recreational facilities or require the construction or expansion of recreational facilities. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in less than significant impacts to recreation regarding including neighborhood and regional parks or other recreational facilities or requiring the construction or expansion of such facilities which might have an adverse physical effect on the environment. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain

consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~15~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ ~~40~~ years of adoption of the Ordinance. The proposed program would serve and benefit areas disproportionately affected by surrounding land uses by providing appropriate zoning requirements for industrial uses, vehicle-related uses, and recycling uses while improving the health and quality of life for surrounding residents, 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). In addition, the Green Zones Program would address incompatible land uses in proximity to sensitive uses, develop new regulation for recycling and solid waste facilities, which are major sources of pollution while providing new land uses for areas adjacent to sensitive receptors. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would include or require the construction or expansion of recreation facilities as a result of induced population growth. There is no proposed increase in housing or employment that would have the potential to affect existing parks. As discussed in Section 2.14, the proposed Green Zone Districts would not induce unplanned population growth which would lead to the increase of use in existing neighborhood and regional parks causing degradation. Therefore, there would be no expected impacts to recreation related to adverse physical effects on the environment as a result of existing recreational facilities or proposed construction or expansion of recreational facilities. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to recreation including neighborhood and regional parks or other recreational facilities or requiring the construction or expansion of such facilities which might have an adverse physical effect on the environment. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would include or require the construction or expansion of recreation facilities as a result of induced population growth. 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, would not include the construction or expansion of recreational facilities that

would increase the use of recreational facilities or require the construction or expansion of recreational facilities. Therefore, there would be no expected impacts to recreation related to adverse physical effects on the environment as a result of existing recreational facilities or proposed construction or expansion of recreational facilities. There is no proposed increase in housing or employment that would have the potential to affect existing parks. As discussed in Section 2.14, the proposed new development standards for New Sensitive Uses would not induce unplanned population growth which would lead to the increase of use in existing neighborhood and regional parks causing degradation. Therefore, the new development standards for New Sensitive Uses would result in no impacts to recreation regarding including neighborhood and regional parks or other recreational facilities or requiring the construction or expansion of such facilities which might have an adverse physical effect on the environment. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to recreation including neighborhood and regional parks or other recreational facilities or requiring the construction or expansion of such facilities that might have an adverse physical effect on the environment. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs. The construction of these measures and development standards for specific recycling and solid waste uses would not differ substantially from existing conditions, such that they would include or require the construction or expansion of recreation facilities as a result of induced population growth. The proposed program would not include the construction or expansion of recreational facilities that would increase the use of recreational facilities or require the construction or expansion of recreational facilities. There is no proposed increase in housing or employment that would have the potential to affect existing parks. As discussed in Section 2.14, the proposed recycling and waste management revisions would not induce unplanned population growth which would lead to the increase of use in existing neighborhood and regional parks causing degradation. Therefore, there would be no expected impacts to recreation related to adverse physical effects on the environment as a result of existing recreational facilities or proposed construction or expansion of recreational facilities. Therefore, the Recycling and Waste Management Revisions would result in no impacts to recreation including neighborhood and regional parks or other recreational facilities or requiring the construction or expansion of such facilities which might have an adverse physical effect on the environment. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to recreation including neighborhood and regional parks or other recreational facilities or requiring the construction or expansion of such facilities which might have an adverse physical effect on the environment. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized

locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. Thus, the construction of Supermarket Accessory Recycling Collection Centers on existing supermarket lots would not differ substantially from existing conditions, such that they would include or require the construction or expansion of recreation facilities as a result of induced population growth. The proposed program would not include the construction or expansion of recreational facilities that would increase the use of recreational facilities or require the construction or expansion of recreational facilities. There is no proposed increase in housing or employment that would have the potential to affect existing parks. Supermarket Accessory Recycling Collection Centers would not induce unplanned population growth which would lead to the increase of use in existing neighborhood and regional parks causing degradation. Therefore, there would be no expected impacts to recreation related to adverse physical effects on the environment as a result of existing recreational facilities or proposed construction or expansion of recreational facilities. Therefore, the Supermarket Accessory Recycling Collection Centers would have no impacts to recreation regarding including neighborhood and regional parks or other recreational facilities or requiring the construction or expansion of such facilities which might have an adverse physical effect on the environment. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to recreation regarding including neighborhood and regional parks or other recreational facilities or requiring the construction or expansion of such facilities which might have an adverse physical effect on the environment. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The construction of these measures and development standards for Storage Enclosures for Recycling and Solid Waste Revisions would not differ substantially from existing conditions, such that they would include or require the construction or expansion of recreation facilities as a result of induced population growth. The proposed program would not include the construction or expansion of recreational facilities that would increase the use of recreational facilities or require the construction or expansion of recreational facilities. There is no proposed increase in housing or employment that would have the potential to affect existing parks. As discussed in Section 2.14, the proposed storage enclosures for recycling and solid waste revisions would not induce unplanned population growth which would lead to the increase of use in existing neighborhood and regional parks causing degradation. Therefore, there would be no expected impacts to recreation related to adverse physical effects on the environment as a result of existing recreational facilities or proposed construction or expansion of recreational facilities. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to recreation regarding including neighborhood and regional parks or other recreational facilities or requiring the construction or expansion of such facilities which might have an adverse physical effect on the environment. No further analysis is warranted.

c) Would the project interfere with regional trail connectivity?

Existing Conditions

As stated in Section 2.1, *Aesthetics*, existing regional trails were identified based on the *Park and Recreation Element* of the County General Plan 2035,¹¹ the County trails website,^{12,13} and information from the Angeles National Forest Land Management Plan¹⁴ (see Figure 2.1-3, *Regional Hiking Trails*). Los Angeles County, with its extensive regional trails reaching over 2,000 miles, also includes a portion of the Pacific Crest National Scenic Trail (PCT) as well as trails managed by various agencies as identified in Section 2.1.¹⁵ The PCT crosses through Los Angeles County primarily within the Angeles National Forest, generally at a distance from industrial land uses.¹⁶ Los Angeles County offers unique trail opportunities that showcase its diverse scenery and provides connectivity to parks, open spaces, cultural resources, and wilderness areas.¹⁷ The County, per the County Trails Manual, maintains existing trails and develop additional high-quality trails as the most cost-effective means of addressing the deficiency of recreational facilities in the County.¹⁸ In addition, the County Trails Manual sets guidelines for all trails under the jurisdiction of the DPR that includes unpaved trails (soft trail), small portions of paved trails (hard trails) are allowed where pavement can extend up to approximately 100 feet on a soft trail, hard or paved trails, are under the jurisdiction of the County of Los Angeles Department of Public Works (Public Works). Adherence to trail design guidelines facilitates the ability to consistently provide high-quality trails to serve the diverse needs of County. The county-wide trails consist of 948 miles of trails, of which 287 miles are within parks and 661 miles are trails located outside of parks. The County Trails Manual states that “the ability for individuals to access the multiple recreational assets within the County can be greatly enhanced through the development of ... new and connecting trails.” As such, the County trail planning process includes designing trails for interconnectivity of regional trail systems, such as connecting multiple trails or trail facilities.¹⁹ Thus, it is important to prevent interference with regional trail connectivity in the County.²⁰

Threshold of Significance

A significant impact would occur if the scope of the project included development that would obstruct access to regional trails require removal or partial removal of regional trails such that regional trail connectivity would be substantially reduced.

Impact Analysis

The proposed program would result in no impacts to recreation in relation to interfering with regional trail connectivity. The potential for impacts to recreation in relation to regional trail connectivity has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The

¹¹ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 10: Parks and Recreation Element. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch10.pdf

¹² County of Los Angeles Department of Parks and Recreation. Accessed May 20, 2020. Trails LA County. <https://trails.lacounty.gov/Trail/List>

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

¹⁴ U.S. Forest Service. Accessed May 20, 2020. Angeles National Forest: Land Management Planning. <https://www.fs.usda.gov/main/angeles/landmanagement/planning>

¹⁵ County of Los Angeles Department of Parks and Recreation. Accessed May 20, 2020. Trails LA County. <https://trails.lacounty.gov/AboutUs>

¹⁶ United States Department of Agriculture: Forest Service. Accessed May 21, 2020. Pacific Crest Trail. Available at: <https://www.fs.usda.gov/pct/>

¹⁷ Los Angeles County Department of Regional Planning. Adopted 6 October 2015. Los Angeles County General Plan 2035: Chapter 10: Parks and Recreation Element. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch10.pdf

¹⁸ County of Los Angeles. Adopted May 17, 2011. Trails Manual. Available at: <https://trails.lacounty.gov/Library>

¹⁹ County of Los Angeles. Adopted May 17, 2011. Trails Manual. Available at: http://file.lacounty.gov/SDSInter/dpr/208899_TrailsManual.pdf

²⁰ County of Los Angeles, Department of Parks and Recreation. May 9, 2016. Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment. Available at: <https://lacountyparkneeds.org/wp-content/uploads/2016/06/FinalReport.pdf>

proposed revisions to the development standards that have the potential to result in a physical changes in 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result in no impacts to recreation interfering with regional trail connectivity. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties and would result in no impacts to recreation regarding interfering with regional open space connectivity. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 7 40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would interfere with regional trail connectivity. These development standards would be minimal additions to existing industrial, recycling, or vehicle-related uses and would be made behind property lines. Thus, they would not interfere with existing trails nor regional trail connectivity.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to recreation regarding interfering with regional trail connectivity. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to recreation and would not interfere with regional trail connectivity. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses~~ permitted in the zones where they are permitted. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses~~

~~(Chapter 22.130)~~. These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established,~~ existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would not interfere with open space connectivity. 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, would not interfere with regional trail connectivity. These development standards would be minimal additions to the design of individual proposed new sensitive uses, which would undergo project-specific review under CEQA. The development standards would be minor additions to these projects, and they would not cause development but rather be incorporated to decrease impacts of proposed development. Thus, they would not interfere with existing trails nor regional trail connectivity. Therefore, the new development standards for New Sensitive Uses would result in no impacts to recreation regarding interfering with regional trail connectivity. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to recreation interfering with regional trail connectivity. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited in HMAs and SEAs. Additionally, pallet yards, chipping and grinding, mulching facilities would be prohibited in HFHSZs and VHFHSZs; solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. ~~The proposed revisions would prohibit automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs.~~

In the case of updated standards for specific recycling and solid waste uses, the construction of these measures would not differ substantially from existing conditions, such that they would interfere with regional trail connectivity. These development standards would be minimal additions to specific recycling and solid waste uses and would be made behind property lines. Thus, they would not interfere with existing trails nor regional trail connectivity. Therefore, impacts to Recycling and Waste Management Revisions would be no impacts to recreation regarding interfering with regional trail connectivity. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to recreation regarding interfering with regional trail connectivity. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection

centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures will be built. Thus, the construction of Supermarket Accessory Recycling Collection Centers would not differ substantially from existing conditions, such that they would interfere with regional trail connectivity. They would be limited to existing supermarket lots and would be made behind property lines. Thus, they would not interfere with existing trails or regional trail connectivity. Therefore, the Supermarket Accessory Recycling Collection Centers would have no impacts to recreation regarding interfering with regional trail connectivity. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to recreation interfering with regional trail connectivity. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The construction of storage enclosures for recycling and solid waste would not differ substantially from existing conditions, such that they would interfere with regional trail connectivity. These development standards would be minimal additions to existing land uses and would be made behind property lines. Thus, they would not interfere with existing trails nor regional trail connectivity. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to recreation regarding interfering with regional trail connectivity. No further analysis is warranted.

2.17. TRANSPORTATION

This analysis is undertaken to determine if the proposed program may have a significant impact to transportation, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to AB 1358 (the Complete Streets Act),^{2,3} SB 743,⁴ the SCAG 2016-2040 RTP/SCS,⁵ Mobility Element of the Los Angeles County General Plan 2035,⁶ Title 22 of the Los Angeles County Municipal Code,⁷ the Mobility Element of the Los Angeles County General Plan 2035,⁸ the adopted Los Angeles County Congestion Management Program (CMP),² 2020 Los Angeles County Regional Transportation Improvement Program (RTIP),⁹ and the State of California Governor’s Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA.¹⁰

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a road design feature (e.g., sharp curves) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² Government Code Sections 65040.2 and 65302.

³ State of California. Approved September 30, 2008. Assembly Bill No. 1358: Chapter 657.
http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=200720080AB1358

⁴ State of California. Approved September 27, 2013. Senate Bill No. 743: Chapter 386.
https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140SB743

⁵ Southern California Association of Governments. Accessed March 25, 2020. 2016 RTP/SCS. <http://scagrtpsc.net/Pages/default.aspx>

⁶ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. Chapter 7: Mobility Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch7.pdf

⁷ 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

⁸ Los Angeles County Department of Regional Planning. Los Angeles County General Plan 2035. Adopted 6 October 2015.
[http://planning.lacounty.gov/generalplan/generalplan Mobility Element](http://planning.lacounty.gov/generalplan/generalplan%20Mobility%20Element) http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch7.pdf

² Los Angeles County Metropolitan Transportation Authority. 2010. 2010 Congestion Management Program.
http://media.metro.net/projects_studies/cmp/images/CMP_Final_2010.pdf

⁹ Los Angeles County Metropolitan Transportation Authority. December 2019. 2020 Los Angeles County Regional Transportation Improvement Program. http://media.metro.net/projects_studies/funding/images/2020_RTIP.pdf

¹⁰ State of California Governor’s Office of Planning and Research. December 2018. Technical Advisory on Evaluating Transportation Impacts in CEQA. http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Existing Conditions

Four plans were considered in the evaluation of potential for conflicts with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities: the California Complete Streets Act (AB 1358), the Mobility Element of the County General Plan 2035, SCAG RTP/SCS, and the County CMP were consulted to analyze impacts associated with transportation for the proposed program.

Los Angeles County General Plan. The Mobility Element of the County General Plan 2035 identifies the safe and efficient movement of goods as an important issue that has been negatively impacted by inefficient transportation networks, especially with existing roadway and rail networks reaching capacity.¹¹ As required by AB 1358, the Mobility Element includes policies and programs that consider all modes of travel, with the goal of making streets safer, accessible and more convenient to walk, ride a bicycle, or take transit. The Mobility Element includes seven goals:

- M 1: Street designs that incorporate the needs of all users.
- M 2: Provide transportation corridors/networks that accommodate pedestrians, equestrians, and bicyclists, and reduce motor vehicle accidents through a context-sensitive process that addresses the unique characteristics of urban, suburban, and rural communities whenever appropriate and feasible.
- M 3: Streets that incorporate innovative designs.
- M 4: An efficient multimodal transportation system that serves the needs of all residents.
- M 5: Land Use planning and transportation management that facilitates the use of transit.
- M 6: The safe and efficient movement of goods.
- M 7: Transportation networks that minimize the negative impacts to the environment and communities.

The Mobility Element includes three subelements, the Master Plan of Highways,¹² a Bicycle Master Plan, and a Pedestrian Plan.¹³ The Pedestrian Plan, *Step by Step LA County: Pedestrian Plans for Unincorporated Communities*, provides a policy framework for how the County proposes to get more people walking, make walking safer and support healthy active lifestyles. The Pedestrian Plan establishes policies and actions towards seven goals, summarized below:

1. Implementing Vision Zero Los Angeles County to eliminate traffic-related pedestrian fatalities and severe injuries;
2. Making transportation, land use, and building design or site planning decisions to promote walking and healthy living;
3. Developing and maintaining a complete pedestrian network that links transit, schools, parks, and other key destinations in the community;
4. Implementing pedestrian projects equitably, prioritizing the needs of low-income communities of color and the most vulnerable communities and supporting people of all abilities;
5. Addressing both real and perceived personal safety concerns to encourage walking.
6. Implementing pedestrian projects and programs to enhance the natural environment including clean air and water; and
7. Coordinated County implementation.

The Bicycle Master Plan guides the County Bikeways Unit in implementing proposed bikeways as well as various bicycle-friendly policies and programs to promote bicycle ridership amongst users of all ages and skill sets within the County.¹⁴

¹¹ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. Chapter 7: Mobility Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch7.pdf

¹² Los Angeles County GIS Data Portal. Master Plan of Highways. <https://egis3.lacounty.gov/dataportal/2017/04/20/master-plan-of-highways/>

¹³ County of Los Angeles Department of Public Health. Effective October 3, 2019. Step by Step Los Angeles County: Pedestrian Plans for Unincorporated Communities. <http://www.publichealth.lacounty.gov/place/stepbystep/lacounty.htm>

¹⁴ Los Angeles County Department of Public Works. Adopted 2012. Bicycle Master Plan. <https://dpw.lacounty.gov/pdd/bike/masterplan.cfm>

The Bicycle Master Plan proposes approximately 831 miles of new bikeways throughout the County for implementation through 2032. The goals of the Bicycle Master Plan include providing an expanded, improved, and interconnected system of County bikeways and bikeway support facilities; increased safety of roadways for all users; encouraging County residents to walk or ride a bike for transportation and recreation; and a community supported bicycle network.

Los Angeles County Congestion Management Plan. The 2010 County of Los Angeles CMP is a State-mandated program enacted by the State Legislature with the passage of Proposition 111 in 1990 to address the impact of local growth on the regional transportation system. On October 28, 2010, the Los Angeles County Metropolitan Transportation Authority (LA Metro) adopted the 2010 CMP for Los Angeles County, which includes Traffic Impact Analysis (TIA) guidelines. The 2010 CMP summarized the results from 18 years of highway and transit monitoring and 15 years of monitoring local growth outlining key trends. According to the County's 2010 CMP, half of the County's freeway system operated at level of service (LOS) E and F, the two most congested levels in 2009, with approximately 20 percent of arterial intersections operating at LOS E and F in the morning and afternoon rush hours.

Overall, the properties subject to the Ordinance would be located within 1 mile of approximately 497 miles of freeway, along 34 freeway routes: 1, 2, 10, 14, 18, 19, 22, 23, 27, 39, 42, 47, 57, 60, 66, 71, 72, 90, 91, 101, 103, 105, 107, 110, 118, 126, 134, 138, 170, 210, 213, 405, 605, and 710 (Figure 2.17-1, *Freeways within One Mile of Areas Subject to Ordinance*). The subject properties would be located within 500 feet of approximately 932 miles of existing bikeways, including bike paths (Class I), bike lanes (Class II), bike routes (Class III), and separated bikeways (Class IV; Figure 2.17-2, *Bikeways within 500 Feet of Areas Subject to Ordinance*). There are thousands of transit stops located within a half-mile of the subject properties, including 2,718 bus stops and 18 Metro rail stops operated by LA Metro alone (Figure 2.17-3, *Transit Stops within One-Half Mile of Areas Subject to Ordinance*).

Threshold of Significance

A significant impact would occur if development of the project would interfere with adopted policies or impede upon State, regional, and/or County plans to increase multimodal transportation access, either by obstructing or reducing the extent of existing proposed multi-modal transportation routes within the right-of-way.

Impact Analysis

The proposed program would result in no impacts to program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. The proposed program would not impede upon State, regional, and County plans to increase multimodal transportation access.

The potential for impacts to transportation has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment and transportation 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 (see Table 1.IV-2).

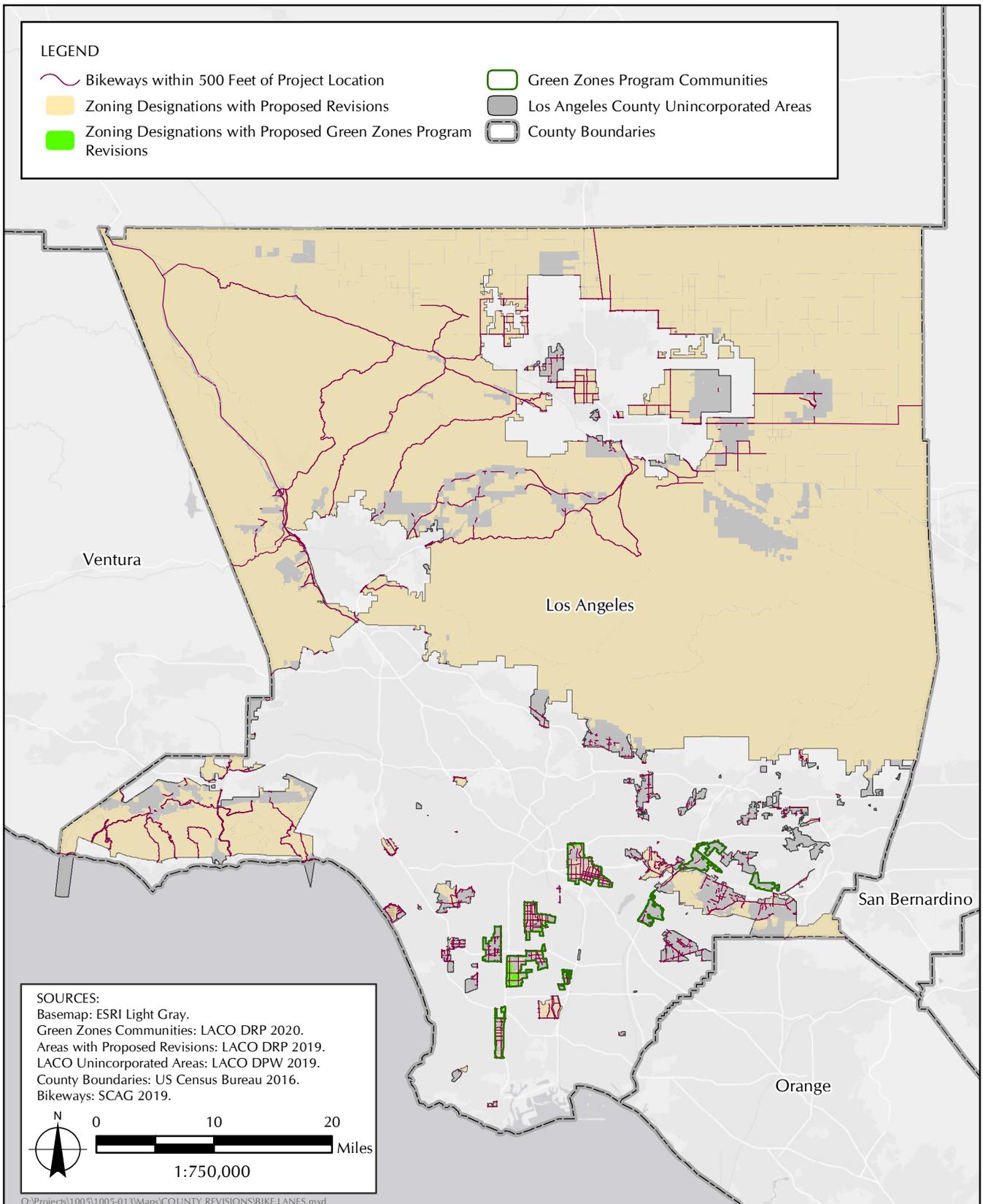


FIGURE 2.17-2
 Bikeways within 500 Feet of Project Location

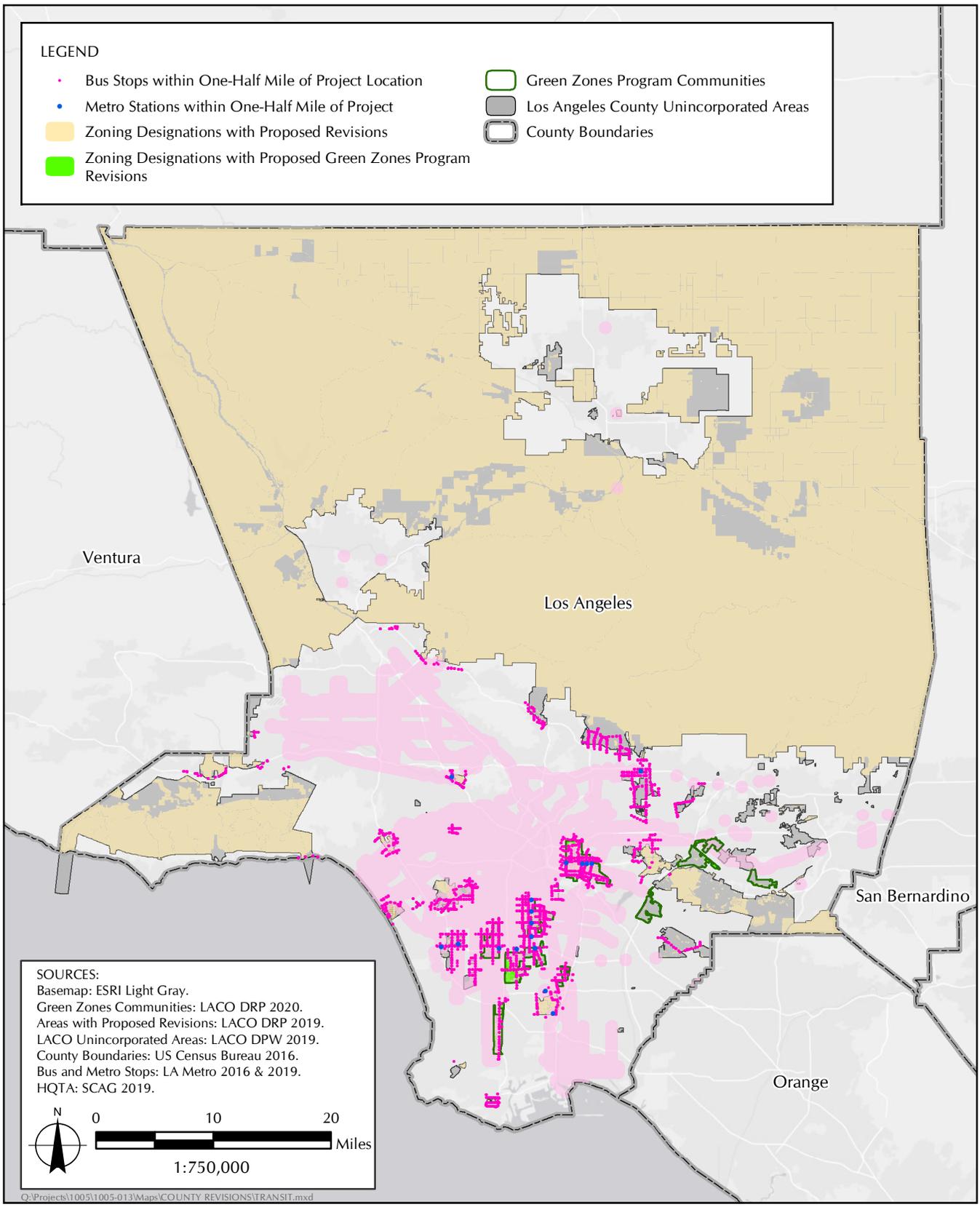


FIGURE 2.17-3
 Transit Stops within One-Half Mile of Project Location

Element 1 – Green Zone Districts

Green ~~Zones~~Zone Districts would result in no impacts to- an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 45~~ of the ~~27 28~~ parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ~~Zones~~Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 10 years of adoption of the Ordinance.

The proposed program would 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 would apply with the applicable plans for circulation:

California Complete Streets Act (AB 1358). The Green Zones Program would not conflict with the intent of state, regional, and local goals addressing transit, bicycle, and pedestrian facilities in accordance with the 2008 state-mandated local program established by AB 1358 for cities and counties to incorporate a plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways into the circulation element of general plans, in a manner that is suitable to the rural, suburban, or urban context of the general plan.¹⁵ Properties subject to the Green Zone Districts would be in the manufacturing (M-1, M-1.5, M-2, and M-2.5) zoning designations (see Section 1).

The intent of the Green Zone Districts, as proposed for Chapter 22.84 of Title 22, is to provide regulations and procedures for new and existing land uses to ensure that such operations are in harmony with surrounding land uses as defined in Chapter 22.14, *Definitions*, of Title 22, and to minimize potential adverse impacts within these Green Zone Districts. The Green Zone Districts proposes additional standards that would be expected to improve circulation safety for vehicles, bicyclists, and pedestrians in Green Zone Districts. Within the Green Zone Districts, a CUP would be required with Site Plan Review for specified industrial or vehicle-related uses to verify that the proposed use would 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; 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 and automobile painting and upholstering shops. The Green Zone Districts would 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 would be a minimum of one space every 500 square feet of the building area, which would reduce potential parking overflow onto public streets in the Green Zone Districts. Furthermore, the Green Zone Districts would 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

¹⁵ State of California. Approved September 30, 2008. Assembly Bill No. 1358: Chapter 657.
http://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=200720080AB1358

infrastructure, and not adversely impact Fire Department operations or response times near buildings or fire lanes. Improvements required by the Green Zones Program would be interior to the subject property parcels; therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops.

SCAG RTP/SCS. The Green Zones Program would not conflict with the SCAG RTP/SCS goal of providing adequate levels of accessibility and mobility for the efficient movement of people, goods, and services within the region and overall aim to improve transportation system safety through design, operations and maintenance, system improvements, support facilities, public information, and law enforcement efforts. The Green Zone Districts would establish additional standards to protect human health and safety, inclusive of multi-modal transportation system safety within the Green Zone Districts.

Los Angeles County General Plan. The Green Zones Program would not conflict with the Mobility Element of the County General Plan 2035, which identifies the safe and efficient movement of goods as an important issue that has been negatively impacted by inefficient transportation networks, especially with existing roadway and rail networks reaching capacity.¹⁶ As required by AB 1358, the Mobility Element includes policies and programs that consider all modes of travel, with the goal of making streets safer, accessible and more convenient to walk, ride a bicycle, or take transit. The Pedestrian Plan subelement of the Mobility Element, *Step by Step LA County: Pedestrian Plans for Unincorporated Communities*, provides a policy framework for how the County proposes to get more people walking, make walking safer and support healthy active lifestyles and includes Community Pedestrian Plans for the unincorporated communities of Lake Los Angeles, Walnut Park, Westmont/West Athens, Whittier-Los Nietos. Walnut Park, Westmont/West Athens, and Whittier-Los Nietos are 3 of the 11 Green Zones Districts communities.¹⁷ The Green Zones Program would be consistent with the goals of the Pedestrian Plan and Bicycle Master Plan because it proposes additional standards that would be expected to improve circulation safety for vehicles, bicyclists, and pedestrians in Green Zones Districts. Improvements required by the Green Zones Program would be interior to the subject property parcels; therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops.

Los Angeles County Congestion Management Plan. The Green Zones Program would not conflict with the 2010 County of Los Angeles CMP. The construction activities required to meet these updated standards for existing industrial uses during the next 3 to 10 years would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. Improvements required by the Green Zone Districts would be interior to the subject property parcels. Therefore, there would be less than significant impacts to the CMP.

The Green Zone Districts pertain to development standards that would mitigate the potential incompatibilities between new sensitive uses (i.e., residences, schools, parks, playgrounds, daycare, etc.) that are developed adjacent to or adjoining an existing industrial, recycling, or vehicle-related use, except for vehicle sales and rentals (Chapter 22.130). These development standards would require new development projects for sensitive uses adjacent to existing industrial, recycling, or vehicle-related uses to include landscaped setbacks along adjoining property lines or street frontages that directly face any portion of existing industrial, recycling, or vehicle-related uses; solid walls along the property lines or along required landscaping adjoining the applicable non-sensitive uses; a buffer or landscaped buffer around common open space from adjacent buildings; double-glazed windows in any buildings. These measures would be required where the Ordinance implements new standards for new sensitive uses. As this element would be applied as additional standards for new development projects, the construction of these measures would 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. Furthermore, the development standards would require additional measures that would increase public health and safety associated with potential incompatibilities between sensitive uses and industrial, recycling, or vehicle-related uses. As a result, the proposed program would retain existing zoning designations for industrial uses and not impede upon State, regional, and County plans to increase multimodal transportation access.

¹⁶ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. Chapter 7: Mobility Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch7.pdf

¹⁷ County of Los Angeles Department of Public Health. Effective October 3, 2019. Step by Step Los Angeles County: Pedestrian Plans for Unincorporated Communities. <http://www.publichealth.lacounty.gov/place/stepbystep/lacounty.htm>

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to transportation in relation to conflicts with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses, permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

The proposed program would retain existing zoning designations allowing development of the defined sensitive uses and not impede upon State, regional, and County plans to increase multimodal transportation access. The development standards for New Sensitive Uses would apply with the applicable plans for circulation:

California Complete Streets Act (AB 1358). The Green Zones Program would not conflict with the intent of state, regional, and local goals addressing transit, bicycle, and pedestrian facilities in accordance with the 2008 state-mandated local program established by AB 1358 for cities and counties to incorporate a plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways into the circulation element of general plans, in a manner that is suitable to the rural, suburban, or urban context of the general plan.¹⁸ Properties subject to the Green Zone Districts and New Sensitive Uses Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would be in the manufacturing (M-1, M-1.5, M-2, and M-2.5) zoning designations.

The intent of the New Sensitive Uses as proposed for Chapter 22.84 of Title 22, is to provide regulations and procedures for new and existing land uses to ensure that such operations are in harmony with surrounding land uses as defined in Chapter 22.14, *Definitions*, of Title 22, and to minimize potential adverse impacts within these Green Zone Districts. The New Sensitive Uses Adjacent to Industrial, Recycling and Solid Waste, or Vehicle-Related Uses proposes additional standards that would be expected to improve circulation safety for vehicles, bicyclists, and pedestrians in Green Zone Districts. Within the Green Zone Districts, a CUP would be required with Site Plan Review for specified industrial or vehicle-related uses to verify that the proposed use would 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; 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 and automobile painting and upholstery shops. The New Sensitive Uses would require locating driveway, on-site vehicular circulation, and loading

¹⁸ State of California. Approved September 30, 2008. Assembly Bill No. 1358: Chapter 657. http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=200720080AB1358

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 would be a minimum of one space every 500 square feet of the building area, which would reduce potential parking overflow onto public streets in the Green Zone Districts. Furthermore, the New Sensitive Uses would 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. Improvements required by the Green Zones Program would be interior to the subject property parcels; therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops.

SCAG RTP/SCS. The Green Zones Program would not conflict with the SCAG RTP/SCS goal of providing adequate levels of accessibility and mobility for the efficient movement of people, goods, and services within the region and overall aim to improve transportation system safety through design, operations and maintenance, system improvements, support facilities, public information, and law enforcement efforts. The New Sensitive Uses would establish additional standards to protect human health and safety, inclusive of multimodal transportation system safety.

Los Angeles County General Plan. The Green Zones Program would not conflict with the Mobility Element of the County General Plan 2035, which identifies the safe and efficient movement of goods as an important issue that has been negatively impacted by inefficient transportation networks, especially with existing roadway and rail networks reaching capacity.¹⁹ The Green Zones Program would be consistent with the goals of the Pedestrian Plan and Bicycle Master Plan because it proposes additional standards that would be expected to improve circulation safety for vehicles, bicyclists, and pedestrians for New Sensitive Uses adjacent to industrial, recycling and solid waste, or vehicle-related uses. Improvements required by the New Sensitive Uses development standards would be interior to the subject property parcels; therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops.

Los Angeles County Congestion Management Plan. The Green Zones Program would not conflict with the 2010 County of Los Angeles CMP. Improvements required by the New Sensitive Uses would be interior to the subject property parcels. The New Sensitive Uses pertain to development standards that would mitigate the potential incompatibilities between new sensitive uses (i.e., residences, schools, parks, playgrounds, daycare, etc.) that are developed adjacent to or adjoining an existing industrial, recycling, or vehicle-related use, except for vehicle sales and rentals (Chapter 22.130). These development standards would require new development projects for sensitive uses adjacent to existing industrial, recycling, or vehicle-related uses to include landscaped setbacks along adjoining property lines or street frontages that directly face any portion of existing industrial, recycling, or vehicle-related uses; solid walls along the property lines or along required landscaping adjoining the applicable non-sensitive uses; a buffer or landscaped buffer around common open space from adjacent buildings; double-glazed windows in any buildings; and air filtration systems in rooms intended for public occupancy. These measures would be required where the Ordinance implements new standards for new sensitive uses. As this element would be applied as additional standards for new development projects, the construction of these measures would 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. Furthermore, the development standards would require additional measures that would increase public health and safety associated with potential incompatibilities between sensitive uses and industrial, recycling, or vehicle-related uses. As a result, the proposed program would retain existing zoning designations for industrial uses and not impede upon State, regional, and County plans to increase multi-modal transportation access.

Therefore, the new development standards for New Sensitive Uses would result in no impacts to transportation in relation to conflicts with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The County currently regulates recycling facilities as junk and salvage

¹⁹ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. Chapter 7: Mobility Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch7.pdf

and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). The proposed revisions would prohibit automobile dismantling yards Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses such that multi-modal transportation access would be impacted. These revisions would not affect multimodal transportation access or traffic congestion given that they are not recycling or waste facilities.

The Recycling and Waste Management Revisions would 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 into the circulation elements of general plans the SCAG RTP/SCS overall aim to improve transportation system safety, the Mobility Element of the County General Plan 2035, and the 2010 CMP. Areas subject to the Recycling and Waste Management Revisions include the manufacturing (M-1, M-1.5, M-2, M-2.5) zones, the A-2 agricultural zone, and the IT institutional zone. Improvements required by the Recycling and Waste Management Revisions would establish standards associated with recycling and waste management uses in order for the area to be safely accessible by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations. Any recycling or solid waste use that requires or maintains storage onsite must comply with development standards to be safely accessible by building occupants and waste and recycling haulers and be interior to the subject property parcels. The Recycling and Waste Management Revisions would not generate a substantial increase in traffic because they would not involve the expansion of recycling or waste facilities or operations. Therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops. Therefore, Recycling and Waste Management Revisions would result in no impacts to transportation in relation to conflicts with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste

diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

The construction of a recycling collection center or compliance with development standards would not substantially alter the existing conditions, such that there would be a conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. These revisions would not affect the multi-modal transportation network, given that the transportation networks are not recycling or supermarket facilities. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing uses such that multi-modal transportation access would be impacted. Additionally, Title 22, Section 22.140.350 is proposed to be revised to prohibit Supermarket Accessory Recycling Collection Centers from the Mixed-Use Developments in Commercial Zones. and stations bus, railroad, and taxi. The Supermarket Accessory Recycling Collection Centers would not conflict with AB 1358 for inclusion of a balanced, multimodal transportation network in the circulation elements of general plans.²⁰ Areas subject to Supermarket Accessory Recycling Collection Centers include the C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD, MXD-RU (County Commercial and Mixed Use Zones), and the M-1, M-1.5, M-2, M-2.5, and M3 (County Industrial Zones). Improvements required by the Supermarket Recycling Center Revisions would be interior to the subject property parcels and setback at least ten feet from public rights-of-way and driveways; therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops. Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impacts to transportation in relation to conflicts with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

The construction of storage enclosures for recycling and solid waste would not substantially alter the existing conditions such that there would be a conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing uses such that multimodal transportation access would be impacted. The storage enclosures for recycling and solid waste would not conflict with AB 1358 for inclusion of a balanced, multimodal transportation network in the circulation elements of general plans.²¹ Improvements required by these revisions would be interior to the subject property parcels; therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to transportation in relation to conflicts with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. No further analysis is warranted.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Existing Conditions

CEQA Guidelines Section 15064.3, subdivision (b), deals with a project's potential to result in significant impacts with respect to vehicle miles traveled (VMT), the number and distance of automobile travel attributable to a project. As

²⁰ State of California. Approved September 30, 2008. Assembly Bill No. 1358: Chapter 657.
http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=200720080AB1358

²¹ State of California. Approved September 30, 2008. Assembly Bill No. 1358: Chapter 657.
http://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=200720080AB1358

stated in § 15064.3, subdivision (b) and clarified in the OPR Technical Advisory on Evaluating Transportation Impacts in CEQA, VMT refers to the amount and distance of automobile (on-road passenger vehicle) travel attributable to a project and heavy-duty truck VMT.²² OPR recommends that a per capita or per employee VMT that is 15 percent below that of existing development may be a reasonable threshold.

In 2013, Governor Brown signed SB 743, which creates a process to change the way that transportation impacts are analyzed under CEQA.²³ Specifically, SB 743 requires the OPR to amend the CEQA Guidelines to provide an alternative to Level of Service (LOS) for evaluating transportation impacts. Particularly within areas served by transit, those alternative criteria must “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.” (PRC Section 21099(b)(1)). Measurements of transportation impacts may include “vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated.” The County of Los Angeles and all cities have until July 1, 2020, to update their transportation analysis guidelines to reflect the OPR’s guidance. Transportation impacts related to air quality, noise and safety must still be analyzed under CEQA where appropriate.

As stated in the Mobility Element of the County General Plan 2035, the California Department of Transportation (Caltrans) estimates that on average there are more than 100 million vehicle miles traveled per day in Los Angeles County via the State Highway System.²⁴ According to the SCAG 2016 RTP/SCS factsheet for Los Angeles County, the current daily VMT per capita is 22.1 miles.²⁵

Threshold of Significance

A significant impact would occur if development of the project would increase per capita VMT during operations, such as through a change in land use that promotes additional vehicle trips or through extension of roads and parking infrastructure allowing for increased VMT.

Impact Analysis

The proposed program would result in less than significant impacts regarding consistency with SB 743 and CEQA Guidelines § 15064.3, subdivision (b). The potential for impacts to transportation has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment and transportation 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 (see Table 1.IV-2).

Although construction activities for implementation of the required improvements would result in a minor increase in heavy-duty truck VMT, VMT is not anticipated to change during operations. The proposed program is an amendment to Title 22 of the Los Angeles County Municipal Code that would require improvements pursuant to the Green Zones Program, Recycling and Waste Management Centers, and Supermarket Recycling Centers for existing and future

²² State of California Governor’s Office of Planning and Research. December 2018. Technical Advisory on Evaluating Transportation Impacts in CEQA. http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

²³ Governor’s Office of Planning and Research. Accessed October 2019. Transportation Impacts (SB 743); CEQA Guidelines Update and Technical Advisory. <http://opr.ca.gov/ceqa/updates/sb-743/>

²⁴ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. Chapter 7: Mobility Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch7.pdf

²⁵ Southern California Association of Governments. 2016. 2016 RTP/SCS Factsheet Booklet Los Angeles County. http://scagrtpsc.net/Documents/FSB0516_LosAngeles.pdf

industrial land uses in unincorporated Los Angeles County by regulating development of industrial land uses in proximity to sensitive land uses and identifying and regulating a set of recycling and solid waste facilities. The proposed program would not change the underlying land use of the subject properties. As stated in Section 2.14, *Population*, the proposed program would result in no impacts regarding population growth or displacement. The proposed program would require improvements to existing land uses or, where a new land use subject to the amendments is proposed, the new development project would be required to undergo CEQA evaluation of the specific project, including VMT analysis.

Element 1 – Green Zone Districts

Green ~~Zones~~Zone Districts would result in no impacts regarding consistency with SB 743 and CEQA Guidelines § 15064.3, subdivision (b). The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ~~Zones~~Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-1). The program requires the nonconforming uses to come into compliance within 3 to 10 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. These industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development that could increase VMT.

The Green Zone Districts development standards propose the construction of small structures, include landscaping barriers, enclosures, fencing, solid walls, signage, and lighting as measures to decrease impacts to surrounding sensitive uses. However, implementation of the proposed program would only require minor routine maintenance and would not involve an increase in VMT. As this element would be applied as additional standards for new development projects, the construction of these measures would 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 would not affect VMT. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts regarding consistency with SB 743 and CEQA Guidelines § 15064.3, subdivision (b). No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts regarding consistency with SB 743 and CEQA Guidelines § 15064.3, subdivision (b). Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses.~~ permitted in the zones where they are located. The existing zoning designations currently include

development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established,~~ existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to proposed new sensitive uses. The development standards would be minimal additions to the design of individual proposed new sensitive uses, and therefore, the proposed program would not introduce or propose new development that could increase VMT.

The development standards for New Sensitive Uses proposes the construction of small structures, include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts of industrial uses to surrounding sensitive uses. However, implementation of the proposed program would only require minor routine maintenance and would not involve an increase in VMT. As this element would be applied as additional standards for new development projects, the construction of these measures would 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 would not affect VMT. Therefore, the new development standards for New Sensitive Uses would result in no impacts regarding consistency with SB 743 and CEQA Guidelines § 15064.3, subdivision (b). No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts regarding consistency with SB 743 and CEQA Guidelines § 15064.3, subdivision (b). The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). ~~The proposed revisions will prohibit automobile dismantling yards Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs.~~ would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing recycling and solid waste uses such that existing VMT would be impacted. These industrial uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development that could increase VMT. Further, the proposed program establishes greater stringency in conditions and development standards than those currently existing for proposed facilities and require conditions of approval as an additional permitting requirement. Based on the proposed *Standards for Specific Uses* (Chapter 22.140), recycling processing and organic waste facilities would be processed on a project by project basis and subject to environmental review under CEQA in relation to transportation. Therefore, there would be no substantial permanent increase in VMT. These measures would be required where the Ordinance implements new standards for new sensitive uses. Therefore,

Recycling and Waste Management Revisions would result in no impacts regarding consistency with SB 743 and CEQA Guidelines § 15064.3, subdivision (b).

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts regarding consistency with SB 743 and CEQA Guidelines § 15064.3, subdivision (b). The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

The Supermarket Accessory Recycling Collection Centers revisions pertain to standards, conditions, and procedures that support and facilitate the development of recycling collection center as an accessory use to an existing supermarket (Chapter 22.140-~~660~~ 710). The construction of a recycling collection center or compliance with development standards would not substantially alter the existing conditions, such that there would be an increase in VMT. These uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development that could increase VMT. Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impacts regarding consistency with SB 743 and CEQA Guidelines § 15064.3, subdivision (b). Therefore, the Recycling and Waste Management Revisions would result in no impacts regarding consistency with SB 743 and CEQA Guidelines § 15064.3, subdivision (b). No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts regarding consistency with SB 743 and CEQA Guidelines § 15064.3, subdivision (b). Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

The Storage Enclosures for Recycling and Solid Waste Revisions pertain to storage enclosures for recycling and solid waste (revisions to existing Chapter 22.128). The construction storage enclosures for recycling and solid waste or compliance with development standards would not substantially alter the existing conditions such that there would be an increase in VMT. These uses currently exist within the proposed area, and therefore, the proposed program would not introduce or propose new development that could increase VMT. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts regarding consistency with SB 743 and CEQA Guidelines § 15064.3, subdivision (b). No further analysis is warranted.

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

Existing Conditions

Los Angeles County contains an extensive network of existing roads and streets. As stated in the Mobility Element of the County General Plan 2035, the County of Los Angeles Department of Public Works maintains over 3,100 miles of major roads and local streets in the unincorporated areas and over 1,700 miles in 22 cities within the County.²⁶ The County's traffic ordinance (Title 15, *Vehicles and Traffic*, of the County Municipal Code) establishes regulations and the authority of the Los Angeles County Traffic Commission (safety commission) to oversee development of traffic safety standards in cooperation with other jurisdictions in the County.²⁷

Threshold of Significance

A significant impact would occur if development of the project would create hazards in the road right-of-way or introduce nearby incompatible land uses that would create a traffic hazard.

Impact Analysis

The proposed program would result no impact to transportation in relation to substantially increasing hazards due to a design feature. The proposed program would not facilitate or cause changes to the design of existing roads. The proposed program would not change the underlying land use of the subject properties. The proposed program is intended to improve compatibility between land uses by increasing setbacks between industrial uses and sensitive uses; locating of 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.

The potential for impacts to transportation has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment and transportation 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green ~~Zones~~Zone Districts would result in no impact to transportation in relation to substantially increasing hazards due to a design feature. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 ~~15~~ of the 27 ~~28~~ parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The

²⁶ County of Los Angeles Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. Chapter 7: Mobility Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch7.pdf

²⁷ County of Los Angeles. March 27, 2020 version. Los Angeles County, California – Code of Ordinances. Title 15 – Vehicles and Traffic. https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TT15VE1R

purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to 10 years of adoption of the Ordinance.

In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The intent of the Green Zone Districts 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 Green Zones Program proposes additional standards that would be expected to improve circulation safety for vehicles, bicyclists, and pedestrians in Green Zone Districts. Within the Green Zone Districts, a CUP would be required with Site Plan Review for specified industrial or vehicle-related uses to verify that the proposed use would 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; 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 and automobile painting and upholstering shops. The Green Zones Program would 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 would be a minimum of one space every 500 square feet of the building area, which would reduce potential parking overflow onto public streets in the Green Zone Districts. Furthermore, the Green Zones Program would 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. Improvements required by the Green Zones Program would be interior to the subject property parcels; therefore, there would be no impact to sidewalks, bike lanes, roads, or transit stops. The Green Zones Program would establish additional standards to protect human health and safety, inclusive of multi-modal transportation system safety within the Green Zones Districts. The proposed program would not facilitate or cause changes to the design of existing roads. As a result, the Green Zones Program would not introduce a geometric design feature or incompatible use. As this element would be applied as additional standards for new development projects, the construction of these measures would 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 would be expected to decrease hazards due to a design feature.

Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impact to transportation in relation to substantially increasing hazards due to a design feature. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impact to transportation in relation to substantially increasing hazards due to a design feature. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses, permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these

requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to the design of the proposed sensitive use. The intent of the New Sensitive Uses is to provide regulations and procedures for new and existing land uses to ensure that such operations are in harmony with surrounding land uses. The proposed program would not facilitate or cause changes to the design of existing roads. As a result, the development standards for New Sensitive Uses would not introduce a geometric design feature or incompatible use. As this element would be applied as additional standards for new development projects, the construction of these measures would 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 would be expected to decrease hazards due to a design feature. Therefore, the new development standards for New Sensitive Uses would result in no impact to transportation in relation to substantially increasing hazards due to a design feature. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impact to transportation in relation to substantially increasing hazards due to a design feature. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). ~~The proposed revisions will prohibit automobile dismantling yards Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs, SEAs, and VHFHSZs SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in-vessel HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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~~ would be prohibited in ARAs. The intent of the Recycling and Waste Management Revisions is to provide regulations and procedures for new and existing land uses to ensure that such operations are in harmony with surrounding land uses. The proposed program would not facilitate or cause changes to the design of existing roads. As a result, the development standards would not introduce a new geometric design feature or incompatible use. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses such that existing roadways would be impacted. Therefore, Recycling and Waste Management Revisions would result in no impact to transportation in relation to substantially increasing hazards due to a design feature.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impact to transportation in relation to substantially increasing hazards due to a design feature. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of

the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures will be built. The Supermarket Accessory Recycling Collection Centers pertain to standards, conditions, and procedures that support and facilitate the development of recycling collection center as an accessory use to an existing supermarket (Chapter 22.140.660.710). The construction of a recycling collection center or compliance with development standards would not substantially alter the existing conditions, such that a design hazard or incompatible use would be introduced. The structures would be built on existing lots, setback at least 10 feet from public rights-of-way and driveways. These revisions would not adversely affect design hazards due to a geometric design feature. Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impact to transportation in relation to substantially increasing hazards due to a design feature. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impact to transportation in relation to substantially increasing hazards due to a design feature. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The Storage Enclosures for Recycling and Solid Waste Revisions pertain to storage enclosures for recycling and solid waste (revisions to existing Chapter 22.128). The construction of a storage enclosures for recycling and solid waste or compliance with development standards would not substantially alter the existing conditions, such that a design hazard or incompatible use would be introduced. These revisions would not adversely affect design hazards due to a geometric design feature. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impact to transportation in relation to substantially increasing hazards due to a design feature. No further analysis is warranted.

d) Result in inadequate emergency access?

Existing Conditions

The Safety Element of the County General Plan 2035 establishes one goal and six policies for emergency response, including Policy S 4.3: “Coordinate with other County and public agencies, such as transportation agencies, and health care providers on emergency planning and response activities, and evacuation planning.”²⁸ The County Office of Emergency Management (OEM), which is responsible for organizing and directing the emergency responders preparedness efforts, prepares the Operational Area Emergency Response Plan (OAERP) that identifies emergency

²⁸ Los Angeles County 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

response procedures and emergency management routes in Los Angeles County.²⁹ Los Angeles County Public Works (Public Works) maintains a list of disaster routes for pre-identified for use during times of crisis the entire County.^{30,31} Public Works also 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.³² An evacuation route is used to move an affected population out of an area in response to a specific condition under which an evacuation would be necessary, such as fires, floods, or earthquakes. The County's fire code (Title 32, *Fire Code*, of the County Municipal Code), which incorporates the 2016 California Fire Code and 2015 International Fire Code by reference, requires developed areas to maintain emergency vehicle access, fire lanes, and existing fire apparatus access roads.³³

Threshold of Significance

A significant impact would occur if development of the project would reduce the width of roadways, block lanes, or obstruct roadways such that vehicular access is blocked in the event of an emergency.

Impact Analysis

The proposed program would result in no impacts to transportation in relation to inadequate emergency access. As the proposed program would not result in changes to any existing roadways, there would be no effect on emergency access. Although the proposed program would require an increase in minor construction projects in Los Angeles County to meet the requirements, these measures would be too minor to require lane closures or partial lane closures that could obstruct emergency access routes. The proposed 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.

The potential for impacts to transportation has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment and transportation 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zones Districts would result in no impacts to transportation in relation to inadequate emergency access. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited

²⁹ County of Los Angeles Chief Executive Office. Accessed March 30, 2020. Emergency Management. <https://ceo.lacounty.gov/emergencydisaster-plans-and-annexes/>

³⁰ Los Angeles County Department of Regional Planning. Adopted October 6, 2015. Los Angeles County General Plan 2035. Figure 12.6: Disaster Routes Map. http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_12-6_Disaster_Routes.pdf

³¹ County of Los Angeles. Accessed March 30, 2020. GIS Data Portal: Disaster Routes. <https://egis3.lacounty.gov/dataportal/2016/01/19/disaster-routes/>

³² County of Los Angeles Department of Public Works. Accessed March 30, 2020. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

³³ County of Los Angeles. March 27, 2020 version. Los Angeles County, California – Code of Ordinances. Title 32 – Fire Code. https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT32FICO

parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~15~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ~~Zones~~Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 10 years of adoption of the Ordinance.

The Green Zone Districts pertain to development standards that would mitigate the potential incompatibilities between sensitive uses (i.e., residences, schools, parks, playgrounds, daycare, etc.) industrial, recycling, of vehicle-related uses, except for vehicle sales and rentals (Chapter 22.130). In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. As the Green Zone Districts would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20, *Wildfire*, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to transportation in relation to inadequate emergency access. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to transportation in relation to inadequate emergency access. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses, permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.

In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to the design of proposed sensitive uses. The New Sensitive Uses element pertains to development standards that would mitigate the potential incompatibilities between new sensitive uses (i.e., residences, schools, parks, playgrounds, daycare, etc.) that are developed adjacent to or adjoining an existing industrial, recycling, of vehicle-related use, except for vehicle sales and rentals (Chapter 22.130). These measures would be required where the Ordinance implements new standards for new sensitive uses. As this element would be applied as additional standards for new development projects, the construction of these measures would 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 would not affect emergency access. As the ~~Green Zone Districts~~ New Sensitive Uses would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, the new development standards for New Sensitive Uses would result in no impacts to transportation in relation to inadequate emergency access. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to transportation in relation to inadequate emergency access. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). ~~The proposed revisions will prohibit automobile dismantling yards~~ Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs, SEAs, and VHFHSZs ~~SEAs~~. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in vessel HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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~~ would be prohibited in ARAs. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing recycling and solid waste uses such that emergency access would be impacted. These revisions would not affect emergency access and would be placed behind property lines. As the revisions would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20, the proposed program would have no impact on existing emergency evacuation plans and roads. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to transportation in relation to inadequate emergency access. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures will be built. The Supermarket Accessory Recycling

Collection Centers pertain to standards, conditions, and procedures that support and facilitate the development of recycling collection center as an accessory use to an existing supermarket (Chapter 22.140-660.710). The construction of a recycling collection center or compliance with development standards would not substantially alter the existing conditions, such that existing roads would be changed. These revisions would not affect emergency access given that they would be placed on existing lots and setback at least 10 feet from public rights-of-way and driveways. As the revisions would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, the Supermarket Accessory Recycling Collection Centers would result in no impacts to transportation in relation to inadequate emergency access. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to transportation in relation to inadequate emergency access. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The Storage Enclosures for Recycling and Solid Waste Revisions pertain to storage enclosures for recycling and solid waste (revisions to existing Chapter 22.128). The construction of a storage enclosures for recycling and solid waste or compliance with development standards would not substantially alter the existing conditions, such that existing roads would be changed. As the revisions would not result in changes to any existing roadways, there would be no effect on emergency access. Additionally, as stated in Section 2.20, the proposed program would have no impact on existing emergency evacuation plans and roads. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to transportation in relation to inadequate emergency access. No further analysis is warranted.

2.18. TRIBAL CULTURAL RESOURCES

This analysis is undertaken to determine if the proposed program may have a significant impact to tribal cultural resources, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to *Chapter 9, Conservation and Natural Resource Element (Part VII)* of the County of Los Angeles General Plan 2035;² the Los Angeles County *Historic Preservation Program*;³ previously published information regarding known tribal cultural resources located within the project site, including publicly disclosed tribal cultural resources listed in historic registers including the National Register of Historic Places (NRHP), National Historic Landmarks database, and the California Register of Historic Resources (CRHR); and a review of the Green Zones Program.

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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a) 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:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <p>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</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>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.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Existing Conditions

The results of archival research and a review published literature were synthesized to provide a general overview of the existing conditions and assess the potential for encountering tribal cultural resources that may exist within the proposed program area.

Projects subject to CEQA review must consider impacts to tribal cultural resources independent of archaeological resources under Assembly Bill (AB) 52 (Chapter 532, Statutes 2014) of 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 defines “tribal cultural resources”

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² Conservation and Natural Resource Element (Part III), Chapter 2 - Open Space Resources, of the County of Los Angeles General plan 2035. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

³ Title 22 (Vol. I) Zoning Code Ordinance, Part 22.0124 Historic Preservation of the Los Angeles County Code.

as either (1) “sites, features, places cultural landscapes, sacred places and objects with cultural value to a California Native American tribe.” Tribal cultural resource designations require that such a resource be listed or eligible for listing in the state register of historical resources or a local register of historical resources; or determined to be significant based on the criteria for listing in the state register, as determined by a lead agency at its discretion. Initiating consultation with tribes early in the planning stages of a project is emphasized in AB 52 guidance. Senate Bill (SB) 18 requires cities and counties to consult with tribes before adoption of a general plan or specific plan and provides California Native American tribes an opportunity to participate in local land use decisions at an early stage in the planning process for the purpose of protecting, or mitigating, impacts to sites of cultural significance.

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 and AB 52 and SB 18. A response was received on March 23, 2020, which included the list of 14 Native American contacts for the proposed program area.⁴ The response indicates that tribal cultural resources are known to be present within the SLF search area, which is based on whole quadrangle maps within which a given project falls.⁵ Of the 89 topographic quadrangle maps that document the County, there are 75 USGS 7.5-minute series topographic quadrangle maps over which the project spans and thus included in the SLF search area.

Section 9, Conservation and Natural Resources Element, of the Los Angeles County General Plan acknowledges the history of occupation by indigenous people, of lands that now comprise the unincorporated territory of the County:

“The indigenous Chumash and Gabrieliño/Tongva peoples, two of the most populous and sophisticated native cultures, have occupied land within Los Angeles County since prehistoric times. Unfortunately, many of the known archaeological, paleontological and historic cultural sites in the region have been disturbed to some extent by both human activity, such as development, occupation, and use, and natural occurrences, such as erosion that results from earthquakes, fire, and flood. In some instances, historic and prehistoric artifacts such as stone tools, antique nails, and equipment parts have been picked up or even destroyed by visitors or residents.”⁶

The County General Plan acknowledges the potential for tribal cultural resources to be adversely affected, as a result of incompatible land uses and development of extant sites, or locations immediately adjacent to extant cultural resources, including tribal cultural resources. Officially recognized tribal cultural resources are considered to be integral parts of the built and natural environment that are addressed during the project planning and design process. The County has established three General Plan policies that are relevant to the consideration and evaluation of tribal cultural resources:

Policy C/NR 14.1: Mitigate all impacts from new development on or adjacent to historic, cultural, and paleontological resources to the greatest extent feasible.

Policy C/NR 14.4: Ensure proper notification procedures to Native American tribes in accordance with SB 18 (2004).

Policy C/NR 14.6: Ensure proper notification and recovery processes are carried out for development on or near historic, cultural, and paleontological resources.⁷

Industrial use areas are typically situated in highly urbanized areas and have been subject to heavy disturbance resulting from land development and other human activities. Exact depth of ground disturbance is unknown; however, ground disturbance resulting from the proposed development standards is anticipated to extend to approximately 3 feet below the surface.

⁴ 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

⁵ Native American Heritage Commission. March 23, 2020. Native American Contact List. Provided to Sapphos Environmental, Inc.

⁶ Conservation and Natural Resource Element (Part III), Chapter 9 - Open Space Resources, of the County of Los Angeles General plan 2035. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

⁷ Conservation and Natural Resource Element (Part III), Chapter 9 - Open Space Resources, of the County of Los Angeles General plan 2035. Available at: http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch9.pdf

Threshold of Significance

A significant impact would occur if the proposed program would result in potentially significant impacts to TCRs in relation to causing a substantial adverse change in the significance of a TCR, defined in Public Resources Code § 21074 regarding being 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 section 5020.1(k). Incorporation of mitigation measures would reduce impacts to below the level of significance.

Impact Analysis

The proposed program would result in potential impacts to tribal cultural resources as it relates to causing a substantial adverse change in the significance of a tribal cultural resource, as 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 listed or eligible for listing in the CRHR or in local registers of historical resources as defined in Public Resources Code section 5020.1(k). 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 soils.

The potential for impacts to Tribal Cultural Resources has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*; Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment, as it relates to causing a substantial adverse change in the significance of a Tribal Cultural Resource, listed or eligible for listing in the California Register of Historical Resources or in a local register as defined in Public Resources Code § 5020.1(k), or determined an eligible resource by the lead agency, 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 (see Table 1.IV-2).

Element 1 - Green Zone Districts

Green ~~Zones~~Zone Districts would result in potentially significant impacts to Tribal Cultural Resources. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts to Tribal Cultural Resources. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a Conditional Use Permit. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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, air filtration devices, building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The Program requires the non-conforming uses to come into compliance within 3 to ~~7~~40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that the proposed program has the potential to impact tribal cultural resources as it relates to causing 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 listed or eligible for listing in the CRHR, or in local registers of historical resources as defined in Public Resources Code section 5020.1(k) or 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. 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 soils.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts to Tribal Cultural Resources. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in potentially significant impacts on Tribal Cultural Resources because it has the potential to impact tribal cultural resources in relation to causing a substantial adverse change in the significance of a tribal cultural resource that is either listed or eligible for listing in the CRHR or local registers of historical resources as defined in Public Resources Code 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 Public Resources Code § 5024.1, requiring the consideration of mitigation measures and alternatives.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in potentially significant impacts to Tribal Cultural Resources. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses, permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would have the potential to cause a substantial adverse change in the significance of a tribal cultural resource that is either listed or eligible for listing in the CRHR or local registers of historical resources as defined in Public Resources Code 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 Public Resources Code § 5024.1, requiring the consideration of mitigation measures and alternatives.

The proposed program has the potential to impact tribal cultural resources as it relates to causing 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 listed or eligible for listing in the CRHR, or in local registers of historical resources as defined in Public Resources Code section 5020.1(k) or 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. 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 soils.

~~The purpose of the New Sensitive Uses is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. As discussed in Section 1, *Project Description*, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses. These measures would be required where the Ordinance 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. Implementation of development standards for the Green Zone Districts require ground disturbance particularly with regard to the construction of barrier walls, and the planting of landscaping. Surficial resources are not likely to be encountered; however, there is a potential to encounter intact buried tribal cultural resource deposits interred at shallow depths at project locations where ground disturbance is required. Ground disturbance is expected to reach depths of approximately 3 feet, or greater, below the ground surface. Disruption of tribal cultural resources as a result of the unanticipated discovery during construction is a significant impact that warrants further analysis.~~

Therefore, the New Sensitive Uses has the potential to impact tribal cultural resources in relation to causing a substantial adverse change in the significance of a tribal cultural resource that is either listed or eligible for listing in the CRHR or local registers of historical resources as defined in Public Resources Code 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 Public Resources Code § 5024.1, requiring the consideration of mitigation measures and alternatives.

Element 3 – Recycling and Waste Management Revisions

~~The waste management and recycling center revisions component of the proposed program would have the potential to result in no significant impacts to tribal cultural resources as it relates to causing a substantial adverse effect in the significance of a tribal cultural resource, defined in Public Resources Code § 21074; and that is either listed or eligible for listing in the CRHR, or in local registers of historical resources as defined in Public Resources Code 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 Public Resources Code § 5024.1. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Implementation of development standards for the Recycling and Waste Management Revisions would likely result in ground disturbance particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping. Therefore, impacts to Recycling and Waste Management Revisions may result in significant impacts to cultural resources as it relates to the significance of historical resources, requiring the consideration of mitigation measures and alternatives in an EIR.~~

~~The Recycling and Waste Management Revisions element of the Green Zones Program consists of the inclusion of permitting requirements and development standards for specific uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities. A CUP would be required for all of the above uses (Chapter 22.140). Development standards for Recycling and Waste Management Revisions include requirements for landscaping buffers, walls, enclosed buildings, surfacing of storage areas, air filtration, signage, and lighting. Additionally, the Recycling and Waste Management Revisions include prohibitions on areas where certain specific uses would be prohibited including HMAs, SEAs, VHFHSZs, and in some cases ARAs. These revisions affect the same Industrial Zones as the Green Zones Districts in addition to the Heavy Agricultural Zone and Institutional Zone. Any construction resulting from compliance with development standards would be minimal and would not~~

~~substantially alter the existing conditions for existing industrial uses and will likely not result in ground disturbance. Additionally, the existing facilities are expected to be previously disturbed as a result of initial facility development. Therefore, the proposed development standards for waste management and recycling center revisions would not impact tribal cultural resources, and no further analysis is required.~~

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to tribal cultural resources. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. Therefore, the Supermarket Accessory Recycling Collection Centers would have no impact. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would have the potential to result in ~~no~~ significant impacts to tribal cultural resources. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. However, ground disturbing activities in native undisturbed soils may result in a significant impact to tribal cultural resources. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would may result in ~~no~~ significant impacts. ~~No further analysis is warranted~~ to tribal cultural resources, requiring the consideration of mitigation measures and alternatives in an EIR.

2.19. UTILITIES AND SERVICE SYSTEMS

This analysis is undertaken to determine if the project may have a significant impact to utilities and service systems, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to the Federal Clean Water Act of 1972 (CWA),² the Los Angeles and Lahontan Regional Water Quality Control Board (RWQCB) Basin Plans,³ County of Los Angeles Countywide Integrated Waste Management Plan,⁴ the Waste Management Element of the adopted Los Angeles County General Plan,⁵ the Public Services and Facilities Element of the Los Angeles County General Plan 2035 Update,⁶ the 1986 Antelope Valley Areawide General Plan,⁷ the 2012 Santa Clarita Valley Area Plan,⁸ and the State Water Resources Control Board Onsite Wastewater Treatment System (OWTS) Policy.⁹

Definitions

Lahontan Regional Water Quality Control Board: The jurisdiction of the Lahontan Regional Water Quality Control Board (RWQCB) extends from the Oregon border to the northern Mojave Desert and includes all of California east of the Sierra Nevada crest. The name of the Region is derived from prehistoric Lake Lahontan, which once covered much of the State of Nevada. Most of the waters of the North Lahontan Basin drain into closed basins which were previously part of Lake Lahontan. Waters of the South Lahontan Basin also drain into closed basin remnants of prehistoric lakes. The Lahontan RWQCB is responsible for implementing the Water Quality Control Plan for the Lahontan Region.

Los Angeles Regional Water Quality Control Board: The Los Angeles RWQCB is one of nine statewide regional boards. The Los Angeles RWQCB protects ground and surface water quality in the Los Angeles Region, including the coastal watersheds of Los Angeles and Ventura Counties, along with very small portions of Kern and Santa Barbara Counties. The Los Angeles RWQCB is responsible for implementing the Water Quality Control Plan for the Los Angeles Region.

Non-hazardous Municipal Solid Waste: More commonly known as trash or garbage—consists of everyday items that are used and then thrown away, such as product packaging, grass clippings, furniture, clothing, bottles, food scraps, newspapers, appliances, paint, and batteries. This comes from homes, schools, hospitals, and businesses.¹⁰

Septic Tank: An underground vessel for treating wastewater from a single dwelling or building by a combination of settling and anaerobic digestion. Effluent is usually disposed of through a dispersal system which consists of one or a

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² United States Environmental Protection Agency. 16 March 2014. Laws and Regulations: Summary of the Clean Water Act. <http://www2.epa.gov/laws-regulations/summary-clean-water-act>

³ California Water Boards. Los Angeles, and Lahontan Regional Water Quality Control Board (RWQCB) Basin Plans. Accessed April 14, 2020. https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/

⁴ County of Los Angeles. 2018. County of Los Angeles Countywide Integrated Waste Management Plan. <http://pw.lacounty.gov/epd/swims/ShowDoc.aspx?id=6530&hp=yes&type=PDF>

⁵ Los Angeles County Department of Regional Planning. 25 November 1980. Los Angeles County General Plan: Water and Waste Management Element. http://planning.lacounty.gov/assets/upl/project/gp_web80-water-and-waste-management-element.pdf

⁶ Los Angeles County Department of Regional Planning. January 2014. Los Angeles County General Plan Public Review Draft: Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_2035_Chapter13_2014.pdf

⁷ Los Angeles County Department of Regional Planning. 4 December 1986. Antelope Valley Areawide General Plan: A Component of the Los Angeles County General Plan. http://planning.lacounty.gov/assets/upl/data/pd_antelope-valley.pdf

⁸ Los Angeles County. 2012. Santa Clarita Valley Area Plan. http://planning.lacounty.gov/assets/upl/data/pd_santa-clarita-area-plan-2012.pdf

⁹ State Water Resource Control Board. 19 June 2012. OWTS Policy, Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems.

¹⁰ U.S. Environmental Protection Agency. n.d. Wastes – Non-Hazardous Waste – Municipal Solid Waste. <http://www.epa.gov/waste/nonhaz/municipal/>

combination of leach fields, seepage pits, and/or subsurface drip dispersal system. Settled solids in septic tank are pumped out periodically and hauled to a treatment facility for disposal.¹¹

Storm Water and Stormwater: In layman’s terms, stormwater is defined as an abnormal amount of surface water due to a heavy rain or snowstorm. The term *storm water* is used when employed by the cited source of information. In all other instances, *stormwater* is used, consistent with the provision of Appendix G of the CEQA Guidelines and as defined by the EPA. Stormwater runoff is generated when precipitation from rain and snowmelt events flows over land or impervious surfaces and does not percolate into the ground. As the runoff flows over the land or impervious surfaces (paved streets, parking lots, and building rooftops), it accumulates debris, chemicals, sediment, or other pollutants that could adversely affect water quality if the runoff is discharged untreated.

Wastewater: The spent or used water of a community or industry that contains dissolved and suspended matter.¹²

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹¹ California Association of Sanitation Agencies. n.d. Definition of Terms – S. <http://www.casaweb.org/definition-of-terms/s>

¹² California Association of Sanitation Agencies. n.d. Definition of Terms – S. <http://www.casaweb.org/definition-of-terms/s>

¹⁰ California Association of Sanitation Agencies. n.d. Definition of Terms – S. <http://www.casaweb.org/definition-of-terms/s>

- a) **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?**

Existing Conditions

Water/Wastewater. The unincorporated areas of Los Angeles County is located within three Integrated Regional Water Management (IRWM) regions and encompasses the land use zoning designations affected by the project: the Antelope Valley IRWM Region, the Upper Santa Clara River IRWM Region, and the Greater Los Angeles County (GLAC) IRWM Region. Each of the three IRWMs has adequate capacity to provide water.

The Antelope Valley IRWM Region spans 2,400 square miles in northern Los Angeles County and southeastern Kern County. The proportion of the urban water demand in the Antelope Valley IRWM Region within Los Angeles County is forecasted to remain stable at about 92 percent through the 2015–2035 planning period. Agricultural water demand, about half of the total water demand in the region, is forecasted for the region only and not for the two counties separately.

The Upper Santa Clara River IRWM Region consists of the portion of the Santa Clara River Watershed in Los Angeles County, which is a 654-square-mile area. The GLAC IRWM Region spans the remainder of Los Angeles County including the Los Angeles River, San Gabriel River, Santa Monica Bay, and Dominguez watersheds and encompasses approximately 2,058 square miles, and includes parts of southeastern Ventura County, northwest Orange County, and a small part of southwest San Bernardino County. The GLAC Region is divided into five subregions: the Upper Los Angeles River, the Upper San Gabriel River and Rio Hondo, the Lower San Gabriel and Lower Los Angeles River, the South Bay, and the North Santa Monica Bay.¹⁵ The project area is located within four of the five subareas.

- Upper Los Angeles River. Consisting of most of the Los Angeles River Watershed north of the I-10 freeway in central Los Angeles. Contains the San Fernando Valley Planning Area, part of the southwestern Antelope Valley Planning Area, much of the northern Metro Planning Area, the northwesternmost part of the West San Gabriel Planning Area, and a small part of the southeastern Santa Clarita Valley Planning Area.
- Upper San Gabriel and Rio Hondo Subregion. Consisting of the San Gabriel River Watershed north of Whittier Narrows Flood Control Basin, and part of the eastern Los Angeles River Watershed. This subregion consists of the East San Gabriel Valley Planning Area, almost all of the West San Gabriel Planning Area, and part of the southeastern Antelope Valley Planning Area.
- South Bay Subregion. Consisting of the southeast part of the Santa Monica Bay Watershed and the Dominguez Watershed. This subregion spans the Westside and South Bay Planning Areas; the southwest corner of the Gateway Planning Area; and part of the western Metro Planning Area.
- Lower San Gabriel and Los Angeles Rivers Subregion. Consisting of the part of the Los Angeles River Watershed south of I-10 in central Los Angeles, plus the part of the San Gabriel River Watershed south of Whittier Narrows Flood Control Basin. This region includes the almost all of the Gateway Planning Area, plus the southern part of the Metro Planning Area and the southeastern rim of the East San Gabriel Planning Valley Area. The region includes part of northwest Orange County and a small part of southwest Ventura County.

Water Treatment. The MWD operates five water treatment plants. Two are located within Los Angeles County: the Joseph Jensen Treatment Plant in the neighborhood of Granada Hills in the City of Los Angeles, with capacity of 750 million gallons per day (mgd); and the F.E. Weymouth Treatment Plant in the City of La Verne, with capacity of 520 mgd. The Robert Diemer Treatment Plant in the City of Yorba Linda in Orange County has 520 mgd capacity. The Henry Mills Treatment Plant in the City of Riverside in Riverside County has 326 mgd capacity, and the Robert Skinner Treatment Plant east of the City of Murietta in Riverside County has 520 mgd capacity. The five facilities' total capacity is approximately 2.64 billion gallons per day. The Central Basin Municipal Water District is a groundwater treatment facility, the Water Quality Protection project, treats groundwater for volatile organic compound (VOC) contamination in the City of Pico Rivera in the Central subbasin; the contamination is a plume originating from the San Gabriel Valley

¹⁵ County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042, Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf

to the north. The facility uses granular-activated carbon and has capacity of 2,000 gallons per minute.¹⁴ The West Basin Municipal Water District is a 2,400-acre-foot per year (afy; or 2.1 mgd) capacity desalination facility in the City of Torrance operated by the West Basin Municipal Water District removes chloride from groundwater impacted by seawater. The Three Valleys Municipal Water District (TVMWD) operates the Miramar Water Treatment Plant in the City of Claremont, with a 25 mgd capacity.

Wastewater Treatment. In the unincorporated areas, the Los Angeles County Sanitation Districts (LACSD), the Consolidated Sewer Maintenance District (CSMD), and municipal septic or wastewater systems make up the County's sanitary sewage system.¹⁵ The sanitary sewers and the stormwater/flood protection facilities in Los Angeles County are separate systems, with sanitary sewers conveying sewage from lavatories and other plumbing fixtures in buildings and factories to a wastewater treatment facility where treated before being discharged to the ocean or river.¹⁶ The LACSD is responsible for the construction operations and the maintenance of facilities that collect, treat, recycle and dispose of sewage and industrial wastes is the County. Local sewers connected to the LACSD's trunk sewer lines within the unincorporated areas of the County are the responsibility of the CSMD.

The LACSD is a collection of 24 independent special districts, the Santa Clarita Valley, and the Antelope Valley providing wastewater and solid waste management services to approximately 5.5 million people within the County. Seventeen of the Sanitation Districts that provide sewerage services in the metropolitan Los Angeles area are also signatory to a Joint Outfall Agreement that provides a regional, interconnected system of facilities known as the Joint Outfall System (JOS). The service area of the JOS encompasses 73 cities and unincorporated areas and includes some areas within the City of Los Angeles.¹⁷ Los Angeles County Public Works (Public Works), for CSMD, maintains 4,600 miles of main line sewers, 155 pumping stations, and 4 sewage treatment plants.¹⁸ The LACSD's service area covers approximately 824 square miles and encompasses 78 cities and the unincorporated County areas and encompassing approximately 9,500 miles of sewer owned and operated by various cities and the County. The LACSD owns, operates, and maintains approximately 1,400 miles of sewers, ranging from 8 to 144 inches in diameter, that convey approximately 500 million gallons per day of wastewater to 11 wastewater treatment plants.¹⁹ This includes a wastewater collection system with 48 active pumping plants located throughout the County.

This system provides sewage treatment, reuse, and disposal for residential, commercial, and industrial users.

Sanitary wastewater is treated in the following three phases:²⁰

- Primary Treatment: removal of solids using settling tanks
- Secondary Treatment: reduction of organic matter using bacteria and oxygen; followed by further removal of solids
- Tertiary Treatment: filtration of wastewater to remove any solids remaining after the first two phases of treatment Most wastewater that undergoes tertiary treatment is disinfected after tertiary treatment.

Disinfection methods include chlorine bleach and ultraviolet light. Tertiary-treated wastewater is often reused (i.e. recycled) for landscape and agricultural irrigation, groundwater recharge, and industrial uses.

¹⁴ Central Basin Municipal Water District (CBMWD). 2011 (May). 2010 Urban Water Management Plan. <http://www.centralbasin.org> › File › 2011 › Water Resources 05-03-2011

¹⁵ County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042, Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf

¹⁶ County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042, Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf

¹⁷ Sanitation Districts of Los Angeles County. Wastewater Collection Systems. Accessed April 15, 2020. <https://www.lacsd.org/services/wastewater/wwfacilities/>

¹⁸ Sanitation Districts of Los Angeles County. Wastewater Collection Systems. Accessed April 15, 2020. <https://www.lacsd.org/services/wastewater/wwfacilities/>

¹⁹ Sanitation Districts of Los Angeles County. Wastewater Collection Systems. Accessed April 15, 2020. <https://www.lacsd.org/services/wastewater/wwfacilities/>

²⁰ Sanitation Districts of Los Angeles County. Wastewater Collection Systems. Accessed April 15, 2020. <https://www.lacsd.org/services/wastewater/wwfacilities/>

Stormwater. The Los Angeles RWQCB, Lahontan RWQCB, and Central Valley RWQCB are responsible for implementing the federally-mandated NPDES program in Los Angeles County through the adoption of Orders, which are effectively the NPDES Permits for that region. An NPDES Permit defines the responsibilities of each permittee to control pollutants, including the adoption and enforcement of local ordinances and monitoring programs. Consequently, the County has a Stormwater Ordinance that requires that the discharge, deposit, or disposal of any stormwater and/or runoff to storm drains must be covered by an NPDES Stormwater Permit.²¹

As part of its NPDES Program, the Los Angeles RWQCB adopted a new Municipal Separate Storm Sewer Permit (MS4 Permit) in 2012 (MS4 Permits are also sometimes referred to as Stormwater Permits). The remainder of this section discusses the MS4 permit and some of the County's associated efforts. The Los Angeles RWQCB's MS4 Permit names 84 incorporated cities, the County, and the Los Angeles County Flood Control District as permittees. The MS4 Permit imposes a number of basic programs (Minimum Control Measures), on all permittees in order to maintain a level of acceptable runoff conditions through the implementation of practices, devices, or designs generally referred to as Best Management Practices (BMPs), that mitigate stormwater quality issues.²² The development construction program requires, for example, the implementation of temporary BMPs during a project's construction phase that include measures to protect water resources by preventing erosion, controlling runoff, protecting natural slopes and channels, storing fluids safely, managing spills quickly, and conserving natural areas. The Los Angeles RWQCB's MS4 Permit includes the Watershed Management Program (WMP), where permittees can collaborate to address water quality priorities on a watershed scale, customize BMPs, and develop multi-benefit projects containing water quality improvement, flood protection, water conservation, and/or beautification components. was amended.²³ The County has prepared the 2014 Low Impact Development Standards Manual (LID Standards Manual) to comply with the requirements of the NPDES Municipal Separate Storm Sewer System (MS4) Permit for stormwater and non-stormwater discharges from the MS4 within the coastal watersheds of Los Angeles County (CAS004001, Order No. R4- 2012-0175), henceforth referred to in this document as the 2012 MS4 Permit.

Electricity. Southern California Edison (SCE) provides electricity to Los Angeles County. Total electricity demands in SCE's service area were 82,069 gigawatt-hours (GWH) per year in 2012 and are forecast to increase to 96,516 GWH in 2024 (CEC 2013); one GWH is equivalent to one million kilowatt-hours. Per the County's General Plan Update, the total projected electricity demands for the SCE's is 96,516 GWH in 2024.²⁴ Projected development within the County is subject to Title 24, Part 6 of the California Administrative code, the Energy Efficiency Standards for Residential and Nonresidential Buildings, which requires local jurisdiction to use energy efficient appliances, weatherization techniques and efficient cooling and heating systems to reduce energy demand stemming from new development. SCE's sources of electricity generation in 2017 were 29 percent renewable, including 2 percent biomass and biowaste, 4 percent geothermal, 3 percent eligible hydroelectric, 10 percent solar, and 10 percent wind; 34 percent natural gas; 4 percent coal; 9 percent nuclear; 15 percent large hydroelectric; and 9 from unspecified sources.²⁵

Natural Gas. The Southern California Gas Company (SCGC) supplies natural gas to most of Los Angeles County except for a few cities, including the City of Vernon and City of Long Beach, which supply natural gas to their own residents and other customers. For the County, the estimated net increase in natural gas demand is about 192 million therms per year, or 51 million cubic feet of natural gas per day. Forecasted natural gas demands are within SCGC's estimated supplies for the County's 2035 buildout.

Telecommunications: Telephone, Mobile Phone, Cable, and Internet Service Cable. Cable operators serving Los Angeles County include: Time Warner Cable, Charter Communication, Cox Communications, AT&T U-verse, and Verizon Federal laws provide oversight of the cable industry. While the County serves as the local franchise authority and responds to all

²¹ California Water Boards. Los Angeles, and Lahontan Regional Water Quality Control Board (RWQCB) Basin Plans Accessed April 14, 2020. https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/

²² California Water Boards. Los Angeles County MS4 Permit. Accessed April 14, 2020. https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/losangeles.html

²³ County of Los Angeles. 2013. Los Angeles Regional Board's 2012 MS4 Permit, County's Low Impact Development (LID) and Hydromodification Ordinance. http://dpw.lacounty.gov/wmd/LA_County_LID_Manual.pdf

²⁴ Southern California Edison. July 2018. 2017 Power Content Label. https://www.sce.com/sites/default/files/inline-files/2017PCL_0.pdf

²⁵ "Unspecified sources of power" means electricity from transactions that are not traceable to specific generation sources.

community inquiries surrounding telecommunication, under federal law, the County does not have legal jurisdiction to control telecommunication charges for services.²⁶

Threshold of Significance

The project would have a significant impact if it results in the need to relocate or construct 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.

Impact Analysis

The project would result in less than significant impacts to utilities and service systems 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. The proposed improvements required pursuant to the development standards implemented by the project apply to existing and proposed waste management and recycling centers. The unincorporated areas of the County, where the parcels with the applicable land use zoning designations are located are largely served by storm drains, electrical transmission and distribution lines, natural gas transmission and distribution pipelines, and telecommunications cable. The proposed improvements associated with the Green Zones Program consist primarily of non-energized structures such as walls, fencing, setbacks, awnings, and barriers. Some improvements, such as irrigation for landscaping and exhaust emission control systems would utilize electric power or natural gas; however, these improvements would be components of existing projects or future projects at locations served by utilities and would not require the construction or relocation of utilities that would cause significant environmental effects.

The potential for impacts to utilities and service systems has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in 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 (see Table 1.IV-2).

Water

Element 1 – Green Zone Districts

~~Green Zones~~Zone Districts would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ ~~28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ ~~45~~ of the ~~27~~ ~~28~~ parcels proposed for a zone change within the ~~Green Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to

²⁶ County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042, Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf

the Light Industrial (II) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zones Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 740 years of adoption of the Ordinance.

Further, the project would 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 would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The County land use zoning designations are located in areas currently served by water and wastewater treatment facilities. Statewide per capita water consumption for manufacturing ranges from 341 to 3,911 gallons per day.²⁷ With one of the densest areas for manufacturing, Los Angeles is below average for Statewide use of water per manufacturing employee, ranging from 594 to 921 gallons per employee per day). Construction of the proposed improvement required pursuant to the project would 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. Construction relative to the wastewater system for the project would occur on properties with the land use zoning designations that are subject to the Green Zones Program. A majority of the improvements would not require the use of water during the construction or operational phases of the improvements. None of the improvements generate wastewater for offsite discharge. Water required for landscaping would be ancillary to the land use and all necessary improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses, and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related uses within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the LID drought tolerant plant list. A negligible amount of wastewater would be generated by construction workers. It is anticipated that portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site. 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's General Plan or other wastewater facilities planning documents.

In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause significant impacts to Utilities and Service Systems. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

²⁷ 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>

Element 2 – New Sensitive Uses

The new development standards for the New Sensitive Uses element of the project apply adjoining or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. The County land use zoning designations are located in areas currently served by water and wastewater treatment facilities. Statewide per capita water consumption for manufacturing ranges from 341 to 3,911 gallons per day.²⁸ With one of the densest areas for manufacturing, Los Angeles is below average for Statewide use of water per manufacturing employee, ranging from 594 to 921 gallons per employee per day). Construction of the proposed improvement required pursuant to the project would 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. Construction relative to the wastewater system for the project would occur on properties with the land use zoning designations that are subject to the Green Zones Program. A majority of the improvements would not require the use of water during the construction or operational phases of the improvements. None of the improvements generate wastewater for offsite discharge. Water required for landscaping would be ancillary to the land use and all necessary improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSD. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses, and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related uses within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the LID drought tolerant plant list. A negligible amount of wastewater would be generated by construction workers. It is anticipated that portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site. 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's General Plan or other wastewater facilities planning documents.

Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses, permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies and air filtration (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the project would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. These measures to reduce the incompatibility of new sensitive uses with nearby existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, would not cause the construction of new or

²⁸ 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>

expanded water treatment facilities or expansion of facilities, causing significant environmental effects. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions element of the project, including supermarket accessory recycling collection centers, would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. Construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing recycling and waste management uses such that wastewater treatment facilities and capacity would be impacted. 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's General Plan or other wastewater facilities planning documents.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These development standards are ancillary to the land uses and would not require water supply or produce wastewater. These construction improvement requirements are already subject to current development standards ~~as identified in the project description table (Table 1.4-2IV-1- The proposed revisions would prohibit automobile dismantling yards)~~. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. ~~Additionally, in-vessel organic waste facilities are prohibited in ARAs. would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs.~~ Therefore, Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County.

Supermarket Accessory Recycling Collection Centers is an accessory use within zones C-1, C-2, C-3, C-M. All industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash

enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures would be built. 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. The construction of a recycling collection center or compliance with development standards would not substantially alter the existing conditions, such that the current wastewater treatment facilities or capacity would be changed and require the construction of new or expanded facilities. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. 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. The construction of the Storage Enclosures for Recycling and Solid Waste Revisions or compliance with development standards would not substantially alter the existing conditions, such that the current wastewater treatment facilities or capacity would be changed and require the construction of new or expanded facilities. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

Stormwater

Element 1 – Green Zone Districts

Green ~~Zones~~Zone Districts would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 15~~ of the ~~27 28~~ parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ~~Zones~~Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within

Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to ~~7~~⁴ years of adoption of the Ordinance.

The implementation of project would involve construction of new areas of impervious surfaces. However, implementation of the development standards required by the project would be subject to the County of Los Angeles LID Ordinance involving measures to reduce 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.²⁹

The County's LID Standards Manual addresses the following objectives and goals:

- Lessen the adverse impacts of stormwater runoff from development and urban runoff on natural drainage systems, receiving waters, and other water bodies;
- Minimize pollutant loadings from impervious surfaces by requiring development projects to incorporate properly designed, technically appropriate Best Management Practices (BMPs) and other Low Impact Development (LID) strategies; and
- Minimize erosion and other hydrologic impacts on natural drainage systems by requiring development projects to incorporate properly designed, technically appropriate hydromodification control development principles and technologies.³⁰

In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. The implementation of project would involve construction of new areas of impervious surfaces. However, implementation of the development standards required by the project would be subject to the County of Los Angeles LID Ordinance involving measures to reduce 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.³¹

²⁹ County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

³⁰ County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

³¹ County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses, permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the project would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining~~ legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. These measures to reduce the incompatibility of new sensitive uses with nearby existing industrial uses through development standards such as construction of landscaping and planting trees, buffering, and open space, would not result in significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. Requirements and features are designed to create barriers between industrial, recycling and solid waste, or vehicle-related uses and surrounding areas to sensitive uses. ~~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's General Plan or other wastewater facilities planning documents. The construction of a recycling collection center or compliance with development standards would not substantially alter the existing conditions, such that the current wastewater treatment facilities or capacity would be changed and require the construction of new or expanded facilities. The implementation of project would involve construction of new areas of impervious surfaces. However, implementation of the development standards required by the project would be subject to the County of Los Angeles LID Ordinance involving measures to reduce 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.³²~~

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These

³² County of Los Angeles. February 2014. Low Impact Development Standards Manual. <https://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>

construction improvement requirements are already subject to current development standards (Table 1.IV-1). ~~The proposed revisions would prohibit automobile dismantling yards Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs.~~ Therefore, the Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built 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’s General Plan or other wastewater facilities planning documents. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. 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. The construction of the Storage Enclosures for Recycling and Solid Waste Revisions or compliance with development standards would not substantially alter the existing conditions, such that the current wastewater treatment facilities or capacity would be changed and require the construction of new or expanded facilities. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or stormwater facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

Electricity

Element 1 – Green Zone Districts

The Green Zone Districts element of the project would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ~~Zones~~Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~40 years of adoption of the Ordinance. Other than installation of lighting, these systems would require negligible electricity usage for contrition and operation and all new construction would be developed and constructed in compliance with Title 12, Title 22, and Title 31, incorporating the 2019 California Green Building Standards Code. As a result, impacts to utilities and services systems in relation to electricity serving the project area would not occur. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. Other than installation of the air filtration and lighting, these systems would require negligible electricity usage for contrition and operation and all new construction would be developed and constructed in compliance with Title 12, Title 22, and Title 31, incorporating the 2019 California Green Building Standards Code. As a result, impacts to utilities and services systems in relation to

electricity serving the project area would not occur. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses, permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the project would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to~~ or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. 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, would not cause significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions element of the project would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. The Recycling and Waste Management Revisions element of the Green Zones Program consists of the inclusion of standards for Specific Uses (revisions to existing Chapter 22.140) and would modify one section of Chapter 22.140 and introduces six new sections to the chapter, in Division 7 (Standards for Specific Uses) of Title 22 in relation to primary recycling and spoiled waste uses. The construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses such that electric power transmission serving the project area would be impacted. These revisions would not affect service and capacity of electricity transmission or facilities, given that they are not recycling or waste facilities. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements.

The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). ~~The proposed revisions would prohibit automobile dismantling yards Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Therefore, impacts to Recycling and Waste Management Revisions would be less than significant

impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a supermarket site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. On the national level, grocery stores use the largest portion of their electricity to run refrigeration and lighting systems. Space heating and cooking dominate natural gas use.³³ Lighting and miscellaneous uses (including recycling) account for less than 12 percent of energy use in a supermarket; thus, the proposed improvements can be accommodated or offset with energy efficiencies in refrigeration and lighting technologies. The construction of a recycling collection center or compliance with development standards would utilize the same electrical transmission and distribution lines required for the existing and proposed supermarkets. These revisions would not affect electric power transmission facilities, given that they are not recycling or supermarket facilities. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. 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. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. These revisions would not affect electric power transmission facilities, given that they are not storage enclosures. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded electrical transmission and distribution lines. No further analysis is warranted.

³³ Snohomish County Public Utility District No. 1. Average energy-use data. Accessed April 15, 2020. <https://snopud.bizenergyadvisor.com/article/grocery-stores>

Natural Gas

The project would result in no impacts to utilities and service systems in relation to the construction of new or expanded natural gas transmission and distribution pipelines. The proposed improvements required in conjunction with the new development standards required by the project would 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 would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. As a result, impacts to utilities and services systems in relation to natural gas serving the project area would not occur.

Telecommunications: Telephone, Mobile Phone, Cable, and Internet Service Cable

The proposed improvements required in conjunction with the new development standards required by the project would result in no impacts to utilities and service systems in relation to the construction of new or expanded telecommunications facilities. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. As a result, impacts to utilities and services systems in relation to telecommunications would not occur.

b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Existing Conditions

Los Angeles County utilizes the following water supply sources³⁴ (Table 2.19-1, *Water Supplies by Source for Los Angeles County in Acre-Feet per Year*):

- **Water supply from the Northern California via the State Water Project (SWP):** The SWP has delivered water to 29 water agencies along the route, including the Antelope Valley-East Kern Water Agency, Castaic Lake Water Agency, Metropolitan Water District, and the San Gabriel Valley Municipal Water District. The Metropolitan Water District of Southern California (MWD) wholesales most of the water imported into Southern California by the State Water Project to the MWD's 26 member agencies.
- **Water supply from the Colorado River via the Colorado River Aqueduct:** The 242-mile-long Colorado River Aqueduct carries a billion gallons (2,778 acre-feet) of water daily to Southern California. California, along with several other states, shares water that is diverted from the Colorado River. Due to California's overutilization of water annually from the Colorado River, water agencies throughout California, including the Metropolitan Water District, have implemented programs to reduce water drawn from the Colorado River to the initial allocation agreement, through water banking, conservation, and recycling, and is sold by the MWD to its member agencies.
- **Groundwater:** Sourced from local groundwater basins that are recharged naturally through stormwater and rainfall, and artificially recharged in recharging basins with imported water, stormwater, and recycled water.
- **Water Banking:** In areas like the San Joaquin Valley, water agencies store water in groundwater basins outside the region.
- **Surface Water:** From local streams.
- **Recycled Water:** Treated and disinfected municipal wastewater. Uses in the County include landscape and agricultural irrigation, groundwater recharge, and industrial uses.
- **Desalination:** removal of salts and mineral components from ocean water.
- **Stormwater Capture and Direct Use:** The supply made available through the capture of local stormwater and runoff flows for local non-potable use prior to reaching rivers or other water bodies.

³⁴ County of Los Angeles General Plan 2035 Update.

**TABLE 2.19-1
WATER SUPPLIES BY SOURCE FOR LOS ANGELES COUNTY IN ACRE-FEET PER YEAR**

	2015	2020	2025	2030	2035
Groundwater	797,637	870,093	817,057	885,632	890,488
Imported Water	1,213,992	1,125,244	1,036,715	1,124,463	1,103,251
Surface Water	23,332	23,293	23,293	23,293	23,293
Recycled Water	108,190	138,536	144,956	160,522	168,904
Water Banking	39,950	39,950	34,950	34,950	34,950
Conservation	52,953	74,946	91,830	108,867	122,838
Stormwater Capture and Direct Use	3,423	5,984	9,974	15,958	24,935
Water Transfers	39,862	40,147	40,147	40,147	40,147
Desalination	500	21000	26000	26000	31000
Total	2,279,839	2,339,193	2,224,922	2,419,832	2,439,806

SOURCE: Los Angeles County General Plan Update EIR, County of Los Angeles (Table 5.17-15).

Water Agencies participate in delivering water from its source to households and other retail customers within the County.

- The California Department of Water Resources (DWR) operates and maintains the SWP.
- Water Wholesalers: The MWD purchases imported SWP water; import water from the Colorado River; and wholesales water to its member agencies. The Central Basin Municipal Water District, West Basin Municipal Water District, Upper San Gabriel Valley Municipal Water District, and the Three Valleys Municipal Water District, are member agencies of the MWD. Other water wholesalers in Los Angeles County such as the Central Basin Municipal Water District, West Basin Municipal Water District, Upper San Gabriel Valley Municipal Water District, Castaic Lake Water Agency, Las Virgenes Municipal Water District, Three Valleys Municipal Water District, and Antelope Valley-East Kern Water Agency.
- Water purveyors: Which provide water to retail customers; these includes agencies of cities and counties, private companies, and special districts.

Existing and projected water demands have been calculated for the unincorporated areas of the County (Table 2.19-2, *Water Demands by IRWM Region/Subregion in Acre-Feet per Year*).

**TABLE 2.19-2
WATER DEMANDS BY IRWM REGION/SUBREGION IN ACRE-FEET PER YEAR**

IRWM Region/Subregion	2015	2020	2025	2030	2035
Antelope Valley	187,000	195,000	200,000	205,000	210,000
Upper Santa Clara River	94,553	94,218	102,647	109,674	118,203
North Santa Monica Bay	42,218	39,701	40,771	44,427	42,782
Upper Los Angeles River	439,111	462,331	477,376	493,481	500,228
Upper San Gabriel and Rio Hondo	325,122	341,951	349,647	357,392	363,856
South Bay	477,051	498,009	507,296	517,697	521,946
Lower San Gabriel and Los Angeles Rivers	378,941	387,490	396,401	398,703	400,916
Total	1,943,996	2,018,700	2,074,138	2,126,374	2,157,931
Total Supplies (from Table 2.19-1)	2,279,839	2,339,193	2,224,922	2,419,832	2,439,806
Residual Supplies	335,843	320,493	150,784	293,458	281,875

SOURCE: Los Angeles County General Plan Update EIR, County of Los Angeles (Table 5.17-16).

Threshold of Significance

The project would have a significant impact if it were to result in insufficient waters supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

Impact Analysis

The project is expected to result in potentially significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. The potential for impacts has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in 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 (pertaining to New Sensitive Uses and the Recycling and Waste Management Revisions), building height and screening standards, storage enclosure standards, access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2).

Element 1 – Green Zone Districts

~~Green Zones~~Zone Districts would result in potentially significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 15 of the 27 28 parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ~~Zones~~Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~40 years of adoption of the Ordinance.

The County land use zoning designations are located in areas currently served by water facilities. Statewide per capita water consumption for manufacturing ranges from 341 to 3,911 gallons per day. With one of the densest areas for manufacturing, Los Angeles is below average for Statewide use of water per manufacturing employee, ranging from 594 to 592 gallons per employee per day. Construction of the proposed improvement required pursuant to the project would either be ancillary to an existing use or estimates as part of future proposed land use, thus using existing or proposed water pipe improvements and connections to adequately connect to the existing and planned infrastructure. No rezoning of uses would occur with implementation of the project. Construction relative to the waste system for the project would occur on properties with the land use zoning designations that are subject to the Green Zones Program. A majority of the improvements would not require the use of water during the construction or operational phases of the improvements. Water required for landscaping would be ancillary to the land use and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses, and/or require more stringent standards of development for new sensitive uses

proposed in the vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the LID drought tolerant plant list.

Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the Green Zones District element of project, there are sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaped (Table 2.19-1). The project includes elements that would require increased water usage through planting landscape barriers. All landscaping additions would be developed in compliance with the 2019 CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.³⁵ These measures regulate both indoor and outdoor water use and include the use of the Model Water Efficient Landscape Ordinance (MWELo) to increase water efficiency standards for new and retrofitted landscapes through encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. While proposed development of the landscaping and landscape barriers would be installed consistent with the County's LID Manual, the project would have the potential to cause a significant adverse impact from increased water usage within parcels that do not include existing landscape or require modifications to existing landscape areas. Therefore, the Green Zones District would have the potential to result in significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, requiring further analysis, including the consideration of mitigation measures and alternatives.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in potentially significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. As previously discussed, the County land use zoning designations are located in areas currently served by water facilities. Statewide per capita water consumption for manufacturing ranges from 341 to 3,911 gallons per day. With one of the densest areas for manufacturing, Los Angeles is below average for Statewide use of water per manufacturing employee, ranging from 594 to 592 gallons per employee per day. Construction of the proposed improvement required pursuant to the project would either be ancillary to an existing use or part of future proposed land use, thus using existing or proposed water pipe improvements and connections to adequately connect to the existing and planned infrastructure. ~~Rezoning of uses would not occur with implementation of the project.~~ Construction relative to the waste system for the project would occur on properties with the land use zoning designations that are subject to the Green Zones Program. A majority of the improvements would not require the use of water during the construction or operational phases of the improvements. Water required for landscaping would be ancillary to the land use and all necessary improvements would be verified through the permit approval process of obtaining required connection permit for the applicable water purveyor within the designated areas. Based on a review of available water supply for parcels with County land use zoning designations that would be subject to the New Sensitive Uses element of project, there are sufficient water supply to support the anticipated incremental increase for construction of walls and operation and maintenance of irrigated landscaped (Table 2.19-1).

The project includes elements that would require increased water usage through planting landscape barriers. All landscaping additions would be developed in compliance with the 2019 CALGreen nonresidential mandatory measures in order to implement water efficiency and water conservation measures.³⁶ These measures regulate both indoor and outdoor water use and include the use of the MWELo to increase water efficiency standards for new and retrofitted landscapes through encouraging the use of more efficient irrigation systems, graywater usage, and onsite storm water

³⁵ 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. https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatorymeasures#CGBC2019P2_Ch05_SubCh5.3

³⁶ 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. https://codes.iccsafe.org/content/CGBC2019P2/chapter-5-nonresidential-mandatorymeasures#CGBC2019P2_Ch05_SubCh5.3

capture, and by limiting the portion of landscapes that can be covered in turf. While proposed development of the landscaping and landscape barriers would be installed consistent with the County's LID Manual, the project would have the potential to cause a significant adverse impact from increased water usage within parcels that do not include existing landscape or require modifications to existing landscape areas.

Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses, permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the project would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to~~ or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. 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, would not cause the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. Therefore, the new development standards for New Sensitive Uses would have the potential to result in significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, requiring further analysis, including the consideration of mitigation measures and alternatives.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Any construction would be in compliance with development standards and would not substantially alter the existing conditions for existing industrial uses in relation to water supply within the project area. While proposed development of the landscaping and landscape barriers would be installed consistent with the County's LID Manual, the project would have the potential to cause a significant adverse impact from increased water usage within parcels that do not include existing landscape or require modifications to existing landscape areas.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). ~~The proposed revisions would prohibit automobile dismantling yards Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Increased

water supply needed for recycling and solid waste facilities would be in compliance with County development standards. Therefore, Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems 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 further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to utilities and service systems in relation to having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a supermarket site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. The Supermarket Accessory Recycling Collection revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water beyond that described for Green Zones District would occur. Therefore, the Supermarket Accessory Recycling Collection Centers would have less than significant impacts to utilities and service systems 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 further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. The Storage Enclosures for Recycling and Solid Waste Revisions would not require additional areas for landscaping barrier or elements increasing water usage; thus, no additional consumptive use of water beyond that described for Green Zones District would occur. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems 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 further analysis is warranted.

c) 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?

Existing Conditions

In the unincorporated areas, the Los Angeles County Sanitation Districts (LACSD), the Consolidated Sewer Maintenance District (CSMD), and municipal septic or wastewater systems make up the County's sanitary sewage system.³⁷ The Public Works Environmental Programs Division also permits and inspects industrial waste discharge into local sewers. The County Code requires that every business that disposes industrial wastewater obtain a permit. The Sewer System Management Plan (SSMP) controls and mitigates sewer sanitary overflows.³⁸

The sanitary sewers and the stormwater/flood protection facilities in Los Angeles County are separate systems, with sanitary sewers conveying sewage from lavatories and other plumbing fixtures in buildings and factories to a wastewater treatment facility where treated before being discharged to the ocean or river.³⁹ The LACSD is responsible for the construction operations and the maintenance of facilities that collect, treat, recycle and dispose of sewage and industrial wastes is the County. Local sewers connected to the LACSD's trunk sewer lines within the unincorporated areas of the County are the responsibility of the CSMD.

The LACSD is a collection of 24 independent special districts, the Santa Clarita Valley, and the Antelope Valley providing wastewater and solid waste management services to approximately 5.5 million people within the County. Seventeen of the Sanitation Districts that provide sewerage services in the metropolitan Los Angeles area are also signatory to a Joint Outfall Agreement that provides a regional, interconnected system of facilities known as the JOS. The service area of the JOS encompasses 73 cities and unincorporated areas and includes some areas within the City of Los Angeles.⁴⁰ Public Works, for CSMD, maintains 4,600 miles of main line sewers, 155 pumping stations, and 4 sewage treatment plants.⁴¹

Impact Analysis

The project would result in no impacts to utilities and service systems 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. The potential for impacts has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The qualitative and geospatial analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in 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 (see Table 1.IV-2).

³⁷ County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042, Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf

³⁸ County of Los Angeles. Department of Public Works. Sewer System Management Plan. Accessible at: <https://dpw.lacounty.gov/smd/smd/ssmp.pdf>

³⁹ County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042, Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf

⁴⁰ Sanitation Districts of Los Angeles County. Wastewater Collection Systems. Accessed April 15, 2020. <https://www.lacsd.org/services/wastewater/wwfacilities/>

⁴¹ Sanitation Districts of Los Angeles County. Wastewater Collection Systems. Accessed April 15, 2020. <https://www.lacsd.org/services/wastewater/wwfacilities/>

Element 1 – Green Zone Districts

Green ~~Zones~~Zone Districts would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ~~Zones~~Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~4 years of adoption of the Ordinance.

As previously discussed, the County land use zoning designations are located in areas currently served by wastewater treatment facilities. Construction of the proposed improvement required pursuant to the project would 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 LACSDs' sewer system. Construction relative to the wastewater system for the project would occur on properties with the land use zoning designations that are subject to the Green Zones Program. None of the improvements generate wastewater for offsite discharge. All required improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSDs. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses, and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related uses within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the LID drought tolerant plant list. A negligible amount of wastewater would be generated by construction workers. It is anticipated that portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site. 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's General Plan or other wastewater facilities planning documents.

In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects, the new development standards and/or more stringent entitlement processes for specific industrial, recycling,

or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. As previously discussed, the County land use zoning designations are located in areas currently served by wastewater treatment facilities. Construction of the proposed improvement required pursuant to the project would 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 LACSDs' sewer system. Construction relative to the wastewater system for the project would occur on properties with the land use zoning designations that are subject to the Green Zones Program. None of the improvements generate wastewater for offsite discharge. All required improvements would be verified through the permit approval process of obtaining a sewer capacity and connection permit from the LACSDs. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses, and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related uses within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the LID drought tolerant plant list. A negligible amount of wastewater would be generated by construction workers. It is anticipated that portable toilets would be provided by the construction contractor(s) and the waste disposed of off-site. 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's General Plan or other wastewater facilities planning documents. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses.

The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the project would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity~~ adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. 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 would not cause the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to the construction of new

or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. The Recycling and Waste Management Revisions element of the Green Zones Program consists of the inclusion of standards for Specific Uses (revisions to existing Chapter 22.140) and would modify one section of Chapter 22.140 and introduces six new sections to the chapter, in Division 7 (Standards for Specific Uses) of Title 22 in relation to primary recycling and spoiled waste uses. Construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing recycling and waste management uses such that wastewater treatment facilities and capacity would be impacted. Construction of the proposed improvements would involve minor alterations and modifications to existing uses, and/or require more stringent standards of development for new uses proposed within these areas zoned for recycling and waste management of the unincorporated areas of the County. Construction would include installation of walls and barrier, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the LID drought tolerant plant List. Requirements and features are designed to create barriers between industrial, recycling and solid waste, or vehicle-related uses and surrounding areas to sensitive uses. 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’s General Plan or other wastewater facilities planning documents.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These development standards are ancillary to the land uses and would not produce wastewater. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). ~~The proposed revisions would prohibit automobile dismantling yards Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs. would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs.~~ Therefore, impacts to Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket

Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures would be built. Construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing recycling and waste management uses such that wastewater treatment facilities and capacity would be impacted. Construction of the proposed improvements would involve minor alterations and modifications to existing uses, and/or require more stringent standards of development for new uses proposed within these areas zoned for recycling and waste management of the unincorporated areas of the County. Requirements and features are designed to create barriers between industrial, recycling and solid waste, or vehicle-related uses and surrounding areas to sensitive uses. 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's General Plan or other wastewater facilities planning documents. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing recycling and waste management uses such that wastewater treatment facilities and capacity would be impacted. Construction of the proposed improvements would involve minor alterations and modifications to existing uses, and/or require more stringent standards of development for new uses proposed within these areas zoned for recycling and waste management of the unincorporated areas of the County. Construction would include installation of walls and barrier, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the LID drought tolerant plant list. Requirements and features are designed to create barriers between industrial, recycling and solid waste, or vehicle-related uses and surrounding areas to sensitive uses. 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's General Plan or other wastewater facilities planning documents. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to the construction of new or expanded water treatment facilities or expansion of facilities, causing significant environmental effects. No further analysis is warranted.

d) **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?**

Existing Conditions

There are 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 (e.g. tires and concrete/asphalt/rubble), and waste-to-energy programs and nine landfills serving the unincorporated areas (Table 2.19-3, *Landfills Serving Unincorporated Areas*).⁴²

**TABLE 2.19-3
LANDFILLS SERVING UNINCORPORATED AREAS**

Landfill and Location	Current Remaining Capacity, Cubic Yards	Estimated Close Date (based on current SWFP)	Maximum Daily Load (tons)	Average Daily Disposal, 2012 (tons)	Residual Daily Disposal Capacity (tons)
Antelope Valley Public Landfill, City of Palmdale	19,952,000	2042	1,800	832	968
Calabasas Sanitary Landfill, Community of Agoura, unincorporated Los Angeles County	12,338,000	2028	3,500	604	2,896
Chiquita Canyon Sanitary Landfill Community of Castaic, unincorporated Los Angeles County	6,020,000	2019	6,000	2,970	3,030
El Sobrante Landfill, City of Corona, Riverside County	145,530,000	2045	16,054	6,179	9,875
Lancaster Landfill and Recycling Center, City of Lancaster	14,491,000	2044	3,000	690	2,310
Olinda Alpha Sanitary Landfill, City of Brea, Orange County	38,578,383	2021	8,000	7,633	367
Scholl Canyon Landfill, City of Glendale	7,011,000	2030	3,400	675	2,725
Simi Valley Landfill & Recycling Center City of Simi Valley, Ventura County	119,600,000	2052	6,000	2,124	3,876
Sunshine Canyon City/County Landfill Community of Sylmar, City of Los Angeles	96,393,000	2037	12,100	7,221	4,879
Total¹	419,913,383	n/a	59,854	28,928	30,926

NOTE: Each of the nine landfills is open six days per week, Monday through Saturday, except for certain holidays.

¹ Some of the landfills described above have statutory limits as to what areas they can accept waste from.

Therefore, the totals are for comparison/information only and do not indicate disposal capacity for any specific region.

SOURCE: Los Angeles County General Plan Update EIR, County of Los Angeles (Table 5.17-20)

Threshold of Significance

The project would result in a significant impact if it results in the generation of solid waste in excess of State or County standards, or in excess of the capacity of local infrastructure, or impairs the attainment of solid waste reduction goals.

Impact Analysis

The potential for impacts has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The qualitative and geospatial analysis considers the incremental

⁴² County of Los Angeles. June 2014. General Plan Update Draft Environmental Impact Report, State Clearinghouse # 2011081042, Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan-ch13.pdf

changes to the physical environment as a result of new and/or revised development standards in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green ~~Zones~~Zone Districts would result in less than significant impacts to utilities and service systems in relation to generation of 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. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to generation of 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. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 15~~ of the ~~27 28~~ parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ~~Zones~~Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2).

The program requires the nonconforming uses to come into compliance within 3 to ~~7~~40 years of adoption of the Ordinance. The project 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 of the project would be minimal and would be handled in compliance with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste.

The County land use zoning designations are located in areas currently served by solid waste facilities. Construction of the proposed improvement required pursuant to the project would either be ancillary to an existing use or part of future proposed land use, thus using existing or proposed solid waste facilities serving the project site. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the LID drought tolerant plant list. Construction relative to the solid waste for the project would occur on properties with the land use zoning designations that are subject to the Green Zones Program. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Construction and operation of the project would not substantially or incrementally exceed the future scheduled capacity of any solid waste facilities beyond what is anticipated in the County's General Plan or other facilities planning documents.

In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in significant impacts to utilities and service systems in relation to generation of 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. The new development standards or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to utilities and service systems in relation to generation of 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. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impacts to utilities and service systems in relation to generation of 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. Construction of the project would be minimal and would be handled in compliance with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste.

The County land use zoning designations are located in areas currently served by solid waste facilities. Construction of the proposed improvement required pursuant to the project would either be ancillary to an existing use or part of future proposed land use, thus using existing or proposed solid waste facilities serving the project site. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the LID drought tolerant plant list. Construction relative to the solid waste for the project would occur on properties with the land use zoning designations that are subject to the Green Zones Program. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Construction and operation of the project would not substantially or incrementally exceed the future scheduled capacity of any solid waste facilities beyond what is anticipated in the County's General Plan or other facilities planning documents.

Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses, permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the project would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would result in significant impacts to utilities and service systems in relation to generation of 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. 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 would result in less than significant impacts to utilities and service systems in relation to generation of 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. Therefore, the new development standards for New Sensitive Uses would result in less than significant impacts to utilities and service systems in relation to generation of 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. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to utilities and service systems in relation to generation of 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. Construction of the project would be minimal and would be handled in compliance with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste.

The County land use zoning designations are located in areas currently served by solid waste facilities. Construction of the proposed improvement required pursuant to the project would either be ancillary to an existing use or estimates as part of future proposed land use; thus, using existing or proposed solid waste facilities serving the project site. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses, and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the LID drought tolerant plant list. Construction relative to the solid waste for the project would occur on properties with the land use zoning designations that are subject to the Green Zones Program. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Construction and operation of the project would not substantially or incrementally exceed the future scheduled capacity of any solid waste facilities than those anticipated in the County's General Plan or other facilities planning documents.

The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). ~~The proposed revisions would prohibit automobile dismantling yards Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs.~~ would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Therefore, impacts to Recycling and Waste Management Revisions would result in less than significant impacts to utilities and service systems in relation to generation of 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. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to utilities and service systems in relation to generation of 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. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service

store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a supermarket site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones, would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials would be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be constructed on existing parking lots, and no new structures would be built.

Construction of the project would be minimal and would be handled in compliance with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. The County land use zoning designations are located in areas currently served by solid waste facilities. Construction of the proposed improvement required pursuant to the project would either be ancillary to an existing use or part of a future proposed land use, thus using existing or proposed solid waste facilities serving the project site. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses, and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the LID drought tolerant plant list. Construction relative to the solid waste for the project would occur on properties with the land use zoning designations that are subject to the Green Zones Program. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Construction and operation of the project would not substantially or incrementally exceed the future scheduled capacity of any solid waste facilities beyond what is anticipated in the County’s General Plan or other facilities planning documents. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts to utilities and service systems in relation to generation of 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. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to generation of 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. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

Construction of the project would be minimal and would be handled in compliance with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. The County land use zoning

designations are located in areas currently served by solid waste facilities. Construction of the proposed improvements required pursuant to the project would either be ancillary to an existing use or part of a future proposed land use, thus using existing or proposed solid waste facilities serving the project site. Construction of the proposed improvements would involve minor alterations and modifications to existing industrial uses, and/or require more stringent standards of development for new sensitive uses proposed in vicinity of industrial, recycling and solid waste, or vehicle-related within areas of the unincorporated areas of the County or adjacent incorporated areas including sensitive uses. Construction would include installation of walls, fencing, setback, and landscaping in compliance with development standards during plan check including landscaping installation of plants from the LID drought tolerant plant list. Construction relative to the solid waste for the project would occur on properties with the land use zoning designations that are subject to the Green Zones Program. All solid waste produced as a result of the required improvements would be properly disposed of in accordance with applicable federal, state, and local regulations and requirements pertaining to solid waste disposal. Construction and operation of the project would not substantially or incrementally exceed the future scheduled capacity of any solid waste facilities beyond what is anticipated in the County's General Plan or other facilities planning documents. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to utilities and service systems in relation to generation of 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. No further analysis is warranted.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Existing Conditions

California Integrated Waste Management Act. Solid waste management in the state is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939), which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. AB 939 establishes 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.

County of Los Angeles General Plan. On October 21, 2014, the Board approved the Roadmap to a Sustainable Waste Management Future Interdepartmental Sustainable Waste Management Future, The Roadmap creates measures to significantly reduce, and over the course of time, eliminate waste. The Roadmap includes materials previously characterized as waste to be reduced, reused, or recycled, decreasing volume of material would remain for disposal. The Roadmap focuses on the unincorporated areas, as well as regional/countywide and County-owned and/or operated facilities and offices, and County-sponsored events.⁴³

The County includes following four strategies in the Roadmap; (1) Programs and Services; (2) Measuring Results; (3) Facilities and Infrastructure; and (4) Outreach and Education. These four strategies establish a framework for the implementation of specific initiatives. Through the implementation of the Roadmap, the County's goal is to maximize the recovery of products, materials, and energy from waste that would otherwise be disposed of at landfills, and achieve the following:⁴⁴

- 80 percent diversion from landfills by 2025
- 90 percent diversion from landfills by 2035
- 95+ percent diversion from landfills by 2045

The County of Los Angeles General Plan includes Policies related to solid waste:

Policy PS/F 5.1: Maintain an efficient, safe and responsive waste management system that reduces waste while protecting the health and safety of the public.

⁴³ Los Angeles County Department of Regional Planning. January 2014. Los Angeles County General Plan Public Review Draft: Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_2035_Chapter13_2014.pdf

⁴⁴ Los Angeles County Department of Regional Planning. January 2014. Los Angeles County General Plan Public Review Draft: Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_2035_Chapter13_2014.pdf

Policy PS/F 5.2: Ensure adequate disposal capacity by providing for environmentally sound and technically feasible development of solid waste management facilities, such as landfills and transfer/processing facilities.

Policy PS/F 5.3: Discourage incompatible land uses near or adjacent to solid waste disposal facilities identified in the Countywide Integrated Waste Management Plan.⁴⁵

Threshold of Significance

The project would have a significant effect on the environment if it facilitates or exacerbates noncompliance with federal, state, and local statutes and regulations related to management or reduction of solid waste.

Impact Analysis

The project would result in no impacts to utilities and service systems in relation to compliance with federal, state, and local statutes and regulations related to solid waste. The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the Ordinance 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. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The Green Zone Districts 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 and specifically addressed recycling and waste diversion facilities and requirements within the project area. Therefore, there would be no impacts to utilities and service systems related to compliance with federal, state, and local management and reduction statutes and regulations related to solid waste. No further analysis is warranted.

Element 1 – Green Zone Districts

Green ~~Zones~~Zone Districts would result in no impacts to utilities and services related to complying with federal, state, and local management and reduction statutes and regulations related to solid waste. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to Utilities and Services related to complying with federal, state, and local management and reduction statutes and regulations related to solid waste. Currently the zoning and land use designations for the eleven districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ~~Zones~~Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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,

⁴⁵ Los Angeles County Department of Regional Planning. January 2014. Los Angeles County General Plan Public Review Draft: Chapter 13: Public Services and Facilities Element. http://planning.lacounty.gov/assets/upl/project/gp_2035_Chapter13_2014.pdf

access and vehicle circulation standards, and open space standards within subject properties (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to 740 years of adoption of the Ordinance.

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the Ordinance 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. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The Green Zone Districts Program would be developed in compliance with the County's policies pertain to solid waste including, maintain 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 and specifically addressed recycling and waste diversion facilities and requirements within the project area.

In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would cause a significant to utilities and service systems in relation to compliance with federal, state, and local statutes and regulations related to solid waste. The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to utilities and service systems related to compliance with federal, state, and local management and reduction statutes and regulations related to solid waste. The Green Zone District would be developed in compliance with all Federal, States and Local policies pertaining to solid waste. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to Utilities and Services related to complying with federal, state, and local management and reduction statutes and regulations related to solid waste. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts to Utilities and Services related to complying with federal, state, and local management and reduction statutes and regulations related to solid waste. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses, permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally established, existing industrial, recycling or solid waste, or vehicle-related uses.

~~The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the Ordinance 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. In the case of updated standards for existing industrial uses, the~~

~~construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The Green Zone Districts Program would be developed in compliance with the County's policies pertain to solid waste including, maintain 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 and specifically addressed recycling and waste diversion facilities and requirements within the project area. 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, would not cause significant impacts to Utilities and Services related to complying with federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, the new development standards for New Sensitive Uses would result in no impacts to utilities and services related to complying with federal, state, and local management and reduction statutes and regulations related to solid waste. No further analysis is warranted.~~

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in no impacts to Utilities and Services related to complying with federal, state, and local management and reduction statutes and regulations related to solid waste. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). ~~The proposed revisions will prohibit automobile dismantling yards~~Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs, SEAs, and VHFHSZs SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in vessel HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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~~ would be prohibited in ARAs.

~~The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the Ordinance 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. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The Green Zone Districts Program would be developed in compliance with the County's policies pertain to solid waste including, maintain 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 and specifically addressed recycling and waste diversion facilities and requirements within the project area.~~

Therefore, ~~impacts to~~ Recycling and Waste Management Revisions would ~~behave~~ have no impacts to Utilities and Services related to complying with federal, state, and local management and reduction statutes and regulations related to solid waste. No further analysis is warranted.

The Supermarket Accessory Recycling Collection Centers revisions would result in no impacts to Utilities and Services related to complying with federal, state, and local management and reduction statutes and regulations related to solid waste. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains

a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Recycling collection center locations must be approved by the State of California as a Supermarket Site prior to application submittal. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed Supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an assessor use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built.

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the Ordinance 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. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The Green Zone Districts Program would be developed in compliance with the County’s policies pertain to solid waste including, maintain 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 and specifically addressed recycling and waste diversion facilities and requirements within the project area. Therefore, the Supermarket Accessory Recycling Collection Centers would have no impacts to Utilities and Services related to complying with federal, state, and local management and reduction statutes and regulations related to solid waste. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to Utilities and Services related to complying with federal, state, and local management and reduction statutes and regulations related to solid waste. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. These measures would be required where the Ordinance 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. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, as they would be minor additions to existing industrial land uses. The Green Zone Districts Program would be developed in compliance with the County’s policies pertain to solid waste including, maintain 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 and specifically addressed recycling and waste diversion facilities and requirements within the project area. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in no impacts to Utilities and Services related to complying with federal, state, and local management and reduction statutes and regulations related to solid waste. No further analysis is warranted.

2.20. WILDFIRE

This analysis is undertaken to determine if the proposed program may have a significant impact related to wildfire, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to the Safety Element of the Los Angeles County General Plan 2035,² data available on the County Fire Department³ and the California Department of Forestry and Fire Protection (CAL FIRE),⁴ Fire and Resource Assessment Program (FRAP) websites,⁵ Title 22 Ordinance,⁶ Hillside Management Area Ordinance,⁷ and Hillside Design Guidelines.⁸

Los Angeles County faces wildland fire threats due to its climate, topography, rainfall patterns, and fire adapted vegetation. Title 20 (Utilities), Title 21 (Subdivisions), Title 26 (Building Code), and Title 32 (Fire Code) of the Los Angeles County Code establish fire-related land use and building regulations in Los Angeles County.^{9,10}

Definitions

Fire Hazard Severity Zone (FHSZ): FHSZs are CAL FIRE mapped zones/areas of significant fire hazards (based on fuels, terrain, weather, and other relevant factors) that have been designated as FHSZs per Government Code Sections 51175–51189 and are subject to additional development and maintenance standards that influence how people construct buildings and protect property to reduce risk associated with wildland fires.¹¹ FHSZs in the unincorporated areas are classified as Very High, High, and Moderate in State Responsibility Areas (SRAs) and Very High in Local (LRAs) and Federal Responsibility Areas (FRAs). The Forestry Division of the Los Angeles County Fire Department (Fire Department) assists and supports the implementation of the CAL FIRE FHSZ model designation in Los Angeles County. In an effort to reduce the threats to lives and property, the Fire Department has instituted a variety of regulatory programs and standards, including vegetation management, pre-fire management and planning, the fuel modification Plan Review Program, fuel modification guidelines, and brush clearance inspection program.¹² In addition to these programs, the Fire Department and DPW enforce fire and building codes related to development in FHSZs. The Fire Department implements the Title 32 (Fire Code) requirements in FHSZs.

Fuel Modification Plans: Fuel modification plans are required for development projects within areas designated as a FHSZ within the SRAs or Very High Fire Hazard Severity Zone (VHFHSZ) within the LRAs, as described in Title 32,

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² 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>

³ County of Los Angeles, Accessed June 3, 2020. Fire Prevention Division. Available at: <https://www.fire.lacounty.gov/fire-prevention-division/>

⁴ California Department of Forestry and Fire Protection (CAL FIRE). Accessed June 3, 2020. About Us. Available at: <https://www.fire.ca.gov/about-us/>

⁵ California Department of Forestry and Fire Protection (CAL FIRE). Accessed October 18, 2019. Fire and Resource Assessment Program (FRAP). <https://frap.fire.ca.gov/>

⁶ County of Los Angeles Department of Regional Planning. Accessed May 20, 2020. New Title 22 Ordinance. Available at: <http://planning.lacounty.gov/title22>

⁷ County of Los Angeles Department of Regional Planning. Accessed June 3, 2020. Hillside Management Area (HMA) Ordinance. Available at: <http://planning.lacounty.gov/hma>

⁸ County of Los Angeles Department of Regional Planning. Accessed June 3, 2020. Hillside Management Area (HMA) Ordinance. Available at: <http://planning.lacounty.gov/hma>

⁹ 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>

¹⁰ County of Los Angeles. May 12, 2020 Version. Los Angeles, County, California – Code of Ordinances. Los Angeles County Code. Available at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=LOS_ANGELES_CO_CODE

¹¹ 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>

¹² County of Los Angeles Fire Department. Accessed June 5, 2020. Home. Available at: <https://www.fire.lacounty.gov/>

Fire, Section 4908. The fuel modification plan identifies specific zones within a property that are subject to fuel modification. A fuel modification zone is a strip of land where combustible native or ornamental vegetation has been modified and/or partially or totally replaced with drought-tolerant, low-fuel-volume plants.

Operational Area Emergency Response Plan (OAERP): The OAERP, which is prepared by County's Chief Executive Office - Office of Emergency Management, strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in Los Angeles County.¹³

Responsibility Areas:

Federal Responsibility Area (FRA): The 2018-2023 California Master Cooperative Wildland Fire Management and Stafford Act Response Agreement between the US Department of the Interior, US Department of Agriculture, and CAL FIRE states that FRAs are the areas where federal agencies are primarily responsible for wildland fire protection and suppression under various federal laws. Direct Protection Areas (DPAs) are areas where, regardless of jurisdiction, wildland fire protection responsibilities are negotiated created and agreed to by the administrative units of either the federal agencies or the State. The protection responsibility of SRAs and FRAs within DPA boundaries are developed, reviewed, and updated as a part of the annual operating plan, although federal resources are available to assist in wildland fire activities in SRAs and State resources are available to assist in wildland fire activities in the FRAs.¹⁴

State Responsibility Area (SRA): SRAs are areas where CAL FIRE has legal responsibility for wildland fire protection. SRAs are defined in Public Resources Code 4125-4137 as lands classified by the State Board of Forestry as areas where it is the primary financial responsibility of the State to prevent and suppress fires. Such lands are: (1) exclusive of incorporated cities and federal lands regardless of ownership, (2) covered wholly or in part by timber, brush, undergrowth or grass, whether of commercial value or not, which protect the soil from erosion, retard runoff of water, or accelerated percolation, and (3) used principally for range or forage purposes. SRAs do not exceed a housing density of 3 units per acre, contain wildland vegetation as opposed to agriculture or ornamentals, and have watershed value and/or has range/forage value, effectively eliminating most desert lands.¹⁵

Local Responsibility Area (LRA): LRAs are defined in Assembly Bill 337 (Bates, 1992), which amended Government Code 51175-51188 to require CAL FIRE, in cooperation with local fire authorities, to identify and map VHFHSZs within LRAs in California. Twenty-five counties contain VHFHSZs and thirty-three do not. Once CAL FIRE identifies the VHFHSZs, they are to notify the local authority, who then has the option of adopting the model ordinance developed by the State Fire Marshal, adding to or subtracting areas from the identified zone(s), indicating that they already "meet or exceed" the Bates minimums, or some combination of these. Subsequent amendments such as AB 3819, AB 1216, and SB 1369 provide additional regulatory requirements including roof requirements, clearances around structures, and other fire defense improvements in VHFHSZs in LRAs. Where the lands in the State are designated as LRAs, as within cities and other classified unincorporated areas, all fire protection responsibility rests with the established local government entity.¹⁶

Vegetation Management Program (VMP): The VMP is a cost-sharing program that focuses on the use of prescribed fire, hand crews, mechanical, biological and chemical means, for addressing wildland fire fuel hazards, habitat restoration and other resource management issues on SRA and LRA lands.¹⁷ VMP allows private landowners, state and conservancy

¹³ County of Los Angeles Chief Executive Office. Accessed June 5, 2020. Emergency Management. Available at: <https://ceo.lacounty.gov/emergencydisaster-plans-and-annexes/>

¹⁴ United States Department of the Interior, United States Department of Agriculture, and California Department of Forestry and Fire Protection. 2018-2023. California Master Cooperative Wildland Fire Management and Stafford Act Response Agreement. https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5350828.pdf

¹⁵ CAL FIRE, Fire and Resource Assessment Program (FRAP). Wildfire Hazard Real Estate Disclosure. <https://frap.fire.ca.gov/frap-projects/wildfire-hazard-real-estate-disclosure/>

¹⁶ CAL FIRE, Fire and Resource Assessment Program (FRAP). Wildfire Hazard Real Estate Disclosure. <https://frap.fire.ca.gov/frap-projects/wildfire-hazard-real-estate-disclosure/>

¹⁷ County of Los Angeles Fire Department. Accessed June 5, 2020. Home. Available at: <https://www.fire.lacounty.gov/>

entities to enter into a contract with CAL FIRE to accomplish a combination of fire protection and resource management goals, including in open space areas. The Fire Department Forestry Division’s Vegetation Management Unit and the Air and Wildland Division’s Prescribed Fire Office implement VMP projects. Vegetation management, as it relates to wildland fire, refers to the total or partial removal of high fire hazard grasses, shrubs, or trees. This includes thinning to reduce the amount of fuel and modification of vegetation arrangement and distribution to disrupt fire progress. In addition to fire hazard reduction, vegetation management has other benefits. These include increased water yields, habitat restoration and improvement, reduction of invasive exotic plant species, and open access for recreational purposes.

Very High Fire Hazard Severity Zones (VHFHSZ): VHFHSZs are woodland and brush areas with high fire potential.¹⁸ Land development plan check review and approvals located within the VHFHSZ shall be performed in accordance with Section 4908 of Title 32. There are two policies in the County General Plan related to VHFHSZs:

- Policy LU 11.6: Ensure that subdivisions in VHFHSZs site open space to minimize fire risks, as feasible.
- Policy S 3.1: Discourage high density and intensity development in VHFHSZs.

Wildland-Urban Interface (WUI): The WUI is an area where human made structures and infrastructure are in or adjacent to areas prone to wildfire.¹⁹

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹⁸ 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>

¹⁹ U.S. Fire Administration. Page last reviewed: May 15, 2020. Wildland-Urban Interface (WUI). Available at: <https://www.usfa.fema.gov/wui/>

Existing Conditions

The total project footprint area consists of 135,383 parcels, of which 30,510 parcels (22.5 percent) are subject to wildfires, based on 1,541 historical fires that intersect these parcels of the project footprint (Table 2.20-1, *Wildfire History*). As discussed in Section 2.9, *Hazards and Hazardous Materials*, approximately 29.1 percent of the total project footprint is located in areas within a FHSZ in an LRA, SRA, or FRA. ~~Zero~~None of these parcels are subject to the Green Zone Districts element (Table 2.9-4, *Fire Hazard Severity Zones*; Figure 2.9-4, *Los Angeles County Fire Hazard Severity Zones and Responsibility*).

**TABLE 2.20-1
WILDFIRE HISTORY**

Project Areas	Historical Wildfires in Parcels (1878–2018)
Project footprint	35,383
All areas subject to wildfires within the project footprint	30,510 (22.5%)

The Safety Element of the Los Angeles County General Plan 2035 designates at-risk areas as FHSZs per government code sections 51175–51189.²⁰ In the unincorporated areas of the County, SRAs have been classified as Very High, High and Moderate. However, Local and Federal Responsibility Areas are classified as Very High. The Forestry Division of the Los Angeles County Fire Department (Fire Department) assists, supports, and institutes a variety of regulatory programs and standards. These programs and standards include vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections.

Section V (Emergency Response) of the Safety Element of the Los Angeles County General Plan states the provision of disaster routes (Figure 2.20-1, *Los Angeles County Operational Area Disaster Routes*) through the OAERP.²¹ When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.²² The County Department of Public Works (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.²³

The Fire Department provides fire, safety, and emergency medical services to the unincorporated areas. The County’s Fire Department assist and supports the implementation of the CAL FIRE FHSZs model in Los Angeles County. In an effort to reduce the threats to lives and property, the Fire Department has instituted a variety of regulatory programs and standards. These include vegetation management, pre-fire management and planning, fuel modification Plan Review Program, and brush clearance inspection program. In addition to these programs, the Fire Department and Public Works enforce fire and building codes related to development in FHSZs. The Fire Department implements the Title 32 (Fire Code) requirements in FHSZs. In addition, the Fire Department, in conjunction with the Strategic Fire Plan as part of the Safety Element of the County General Plan,²⁴ identifies and prioritizes pre- and post-fire management strategies and tactics to reduce loss of life, property, and natural resources.^{25 26}

²⁰ 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>

²¹ 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>

²² 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

²³ County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

²⁴ Los Angeles County Fire Department. May 2018. 2017-2021 Strategic Plan: Act. Action. Accomplish. Available at: <https://www.fire.lacounty.gov/wp-content/uploads/2018/10/LACoFD-Strategic-Plan-2017-2021.pdf>

²⁵ 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>

²⁶ Los Angeles County Fire Department. May 2018. 2017-2021 Strategic Plan: Act. Action. Accomplish. Available at: <https://www.fire.lacounty.gov/wp-content/uploads/2018/10/LACoFD-Strategic-Plan-2017-2021.pdf>

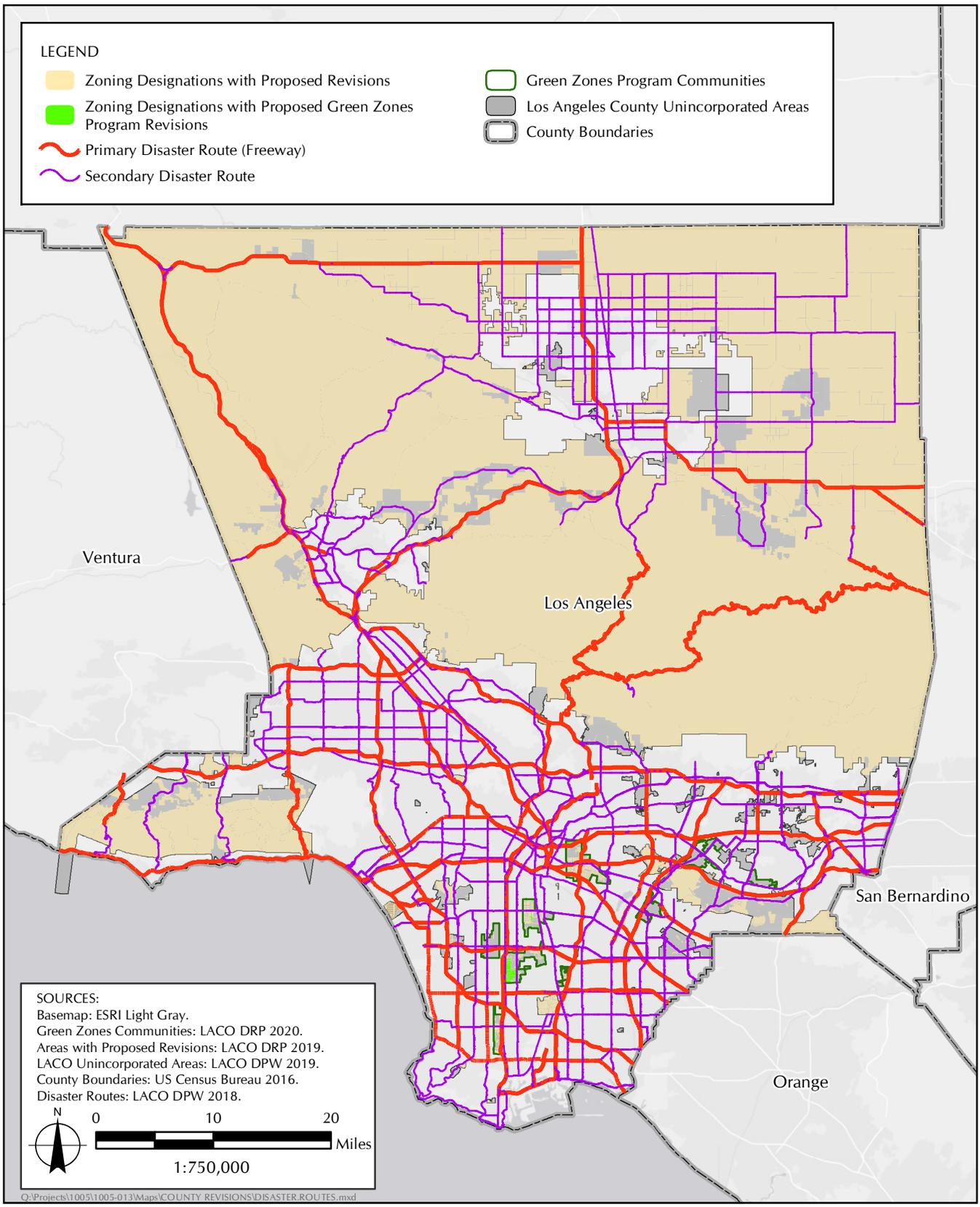


FIGURE 2.20-1
 Los Angeles County Operational Area Disaster Routes

Fire prevention, as it relates to FHSZs and as identified in the General Plan, per the County's fire code as well as land use and building regulations (Title 20, 21, 26, and 32) include fire access and clearance road standards for equipment and public evacuation, access and circulation standards, fire flow and fire hydrant standards, brush clearances around structures within hillsides that are fire prone, fuel modification, 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.²⁷

The Strategic Fire Plan includes the County of Los Angeles Fire Department Operations Bureau Map, which indicates that emergency services are available in all unincorporated areas of the County. Additionally, many cities within Los Angeles County utilize Fire Department services. There are three major geographic regions in the Fire Department service area, which are divided into nine divisions and 22 battalions.²⁸ The OAERP strengthens short and long-term emergency response and recovery capability and identifies emergency procedures and emergency management routes in Los Angeles County.

Upon review of the County's General Plan 2035 and the proposed program, the parcels that would be subject to the Green Zone Districts are located outside the HMA (Figure 2.1-2, *Slope*).²⁹ Based on the *Hillside Management Areas and Ridgeline Management Map* in the County General Plan 2035, no County designated significant ridgelines are located within the Green Zone Districts, but the project footprint is within HMAs of both 25–50 percent slope and 50 percent-plus slope (see Figure 2.1-2).³⁰

Threshold of Significance

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. A substantial adverse effect on wildfire risk would normally occur as a result of a physical change in the environment that would exacerbate or expose people to significant risk of loss, injury or death involving wildfires. More specifically, a significant impact would occur if roadways designated as evacuation routes on an adopted emergency response plan or emergency evacuation plan were obstructed.

Impact Analysis

The proposed program would result in less than significant impacts related to wildfire as a result of the impairment of adopted emergency response and emergency evacuation plans in or near SRAs or lands classified as VHFHSZ. The potential for impacts in relation to the impairment of emergency response plans or evacuation routes has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, *Project Description*, Table 1.IV-1, *Planning and Permitting Requirements*, and Table 1.IV-2, *Development Standards*). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment that might have the potential to impair emergency response plans or evacuation routes 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 (see Table 1.IV-2).

²⁷ 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>

²⁸ County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

²⁹ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

³⁰ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

Element 1 – Green Zone Districts

Green ~~Zones~~Zone Districts would result no impacts related to wildfire as a result of the impairment of adopted emergency response and emergency evacuation plans in or near SRAs or lands classified as VHFHSZs. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to wildfire as a result of the impairment of adopted emergency response and emergency evacuation plans in or near SRAs or lands classified as VHFHSZs. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ~~Zones~~Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a Conditional Use Permit. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would obstruct or impair access in regards to emergency response and evacuation plans because the proposed improvements are not located in or near SRAs or classified as VHFHSZs or classified as other levels of FHSZs (see Table 2.9-1; Figure 2.20-1). These measures such as construction of solid walls and planting trees would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, that would avoid rather than obstruct or impair emergency response plans or evacuation routes. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to impairment of emergency response plans or evacuation routes within HMAs. None of the Green Zone Districts are located within the areas designated as HMAs within the County General Plan 2035. The proposed program would have no impact on the integrity of these hillsides in relation to emergency response plans or evacuation routes, as the Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines.³¹ Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to impairment of adopted emergency response plans and emergency evacuation routes in or near SRAs or lands classified as VHFHSZs. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts related to wildfire as a result of the impairment of adopted emergency response and emergency evacuation plans in or near SRAs or lands classified as VHFHSZs. Public Works maintains a list of disaster routes in the Los Angeles County Operational Area by city that have been preidentified for

³¹ 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

use during times of crisis.³² When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.³³ These new development standards would not impair or obstruct adopted emergency response plans and emergency evacuation routes in or near SRAs or lands classified as VHFHSZs. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses, permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to~~ or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would obstruct or impair adopted emergency response plans and emergency evacuation routes because fire, safety and emergency medical services are provided to all the unincorporated areas of the county and some cities within the County that utilize Fire Department services.³⁴ The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in Los Angeles County. 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, would not obstruct or impair adopted emergency response plans and emergency evacuation routes.

The proposed New Sensitive Uses would have no impact on the integrity of these hillsides in relation to emergency response plans or evacuation routes, as the development standards for New Sensitive Uses within the HMAs would be required to comply with the HMA Ordinance and Hillside Design Guidelines, in particular landscaping barriers, enclosures, fencing, solid walls, signage, and lighting.³⁵ In addition, the existing development standards for fire and existing building code would apply. The use of air filtration systems would not result in obstruction to clearances, as the County requirements, per Title 22 Ordinance, indicate that air filtration systems shall be placed inside a building, residential or other rooms, intended for human occupancy which makes them nonobstructive within circulation paths 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.³⁶ Therefore, the new development standards for New Sensitive Uses would result in no impacts to the impairment of adopted emergency response and emergency evacuation plans. No further analysis is warranted.

³² County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

³³ 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

³⁴ 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

³⁵ 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

³⁶ 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.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts related to wildfire as a result of the impairment of adopted emergency response and emergency evacuation plans in or near SRAs or lands classified as VHFHSZs. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, MCUP, and/or SPRs, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1). ~~The proposed revisions will prohibit automobile dismantling yards Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs.~~ would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs.

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts related to wildfire as a result of the impairment of adopted emergency response and emergency evacuation plans in or near SRAs or lands classified as VHFHSZs. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the CMJ, CR, CRU, MXD, MXDRU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses such that emergency response and evacuation routes would be adversely affected. Construction and maintenance of the improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. Therefore, Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to the impairment of adopted emergency response and emergency evacuation plans in or near SRAs or lands classified as VHFHSZs. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts related to wildfire as a result of the impairment of adopted emergency response and emergency evacuation plans in or near SRAs or lands classified as VHFHSZs. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

The construction of an onsite storage enclosure would not substantially alter the existing conditions such that emergency response and evacuation plans would be impacted. The storage would be required to have view-obstructing fence or wall enclosures which the height of the stored items could not exceed and thereby would not intrude within circulation patterns and maintain clearances. The development standards for storage enclosures within a recycling and solid waste facility, located outside of a building, would 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. Municipal solid waste, recyclables, and compostable material containers would 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 would be deposited and stored in containers that have lids and are made of metal, and the containers would be maintained in good condition with no structural damage, holes, visible rust, or graffiti. The storage areas shall be accessible to residents, employees, and haulers at all times. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would not result in a substantial change, in addition to the development standards which require them to be kept in good condition and away from circulation clearances. Furthermore, construction and maintenance of the improvements can be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. As such, the addition of Storage Enclosures for Recycling and Solid Waste Revisions would not result in an adverse impact such that emergency response and evacuation plans would be impacted in or near SRAs or lands classified as VHFHSZs. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts. No further analysis is warranted.

b) 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?

Existing Conditions

The topography, of the areas subject to the proposed program, ranges from flat desert plains to rolling hills to rugged mountains and canyons (see Section 3.7, *Geology and Soils*) with woodland and brush areas that have high fire potential in the VHFHSZs areas.³⁷ Fire threat is the probability or likelihood of fire occurrence or frequency in a given area based on fuel condition and fire potential (Figure 2.20-2, *Fire Threat Map*).³⁸ Such areas are predicted based on fire history within a 30-year interval (Figure 2.20-3, *Fire History Map*). The total project footprint area consists of 135,383 parcels, of which 30,510 parcels (22.5 percent) are subject to wildfires, based on 1,541 historical fires that intersect these parcels of the project footprint. Other factors include winds, fuel type or vegetation prone to burning such as chaparral, and topography with slopes greater than 25 percent. As discussed in Section 2.9, approximately 29.1 percent of the total project footprint is located in areas within an FHSZ in an LRA, SRA, or FRA. None of these parcels are subject to the Green Zone Districts element (Table 2.9-4, *Fire Hazard Severity Zones*; Figure 2.9-4, *Los Angeles County Fire Hazard Severity Zones and Responsibility*). Wildfire hazards are associated with areas related to exposure to periodic wind speeds regularly in excess of 40 mph or on or adjacent to slopes in excess of 25 percent (Table 2.20-1; Table 2.20-2, *Slopes Greater than 25 Percent by Planning Area*; and Table 2.20-3, *Wildfire Wind Types*; see also Figure 2.1-2, Figure 2.20-1, and Figure 2.20-2).

³⁷ 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>

³⁸ California and the Department of Forestry and Fire Protection (FRAP) Website. Accessed 4/6/20. Fire Threat Map. Available at: https://frap.fire.ca.gov/media/10315/firethreat_19_ada.pdf

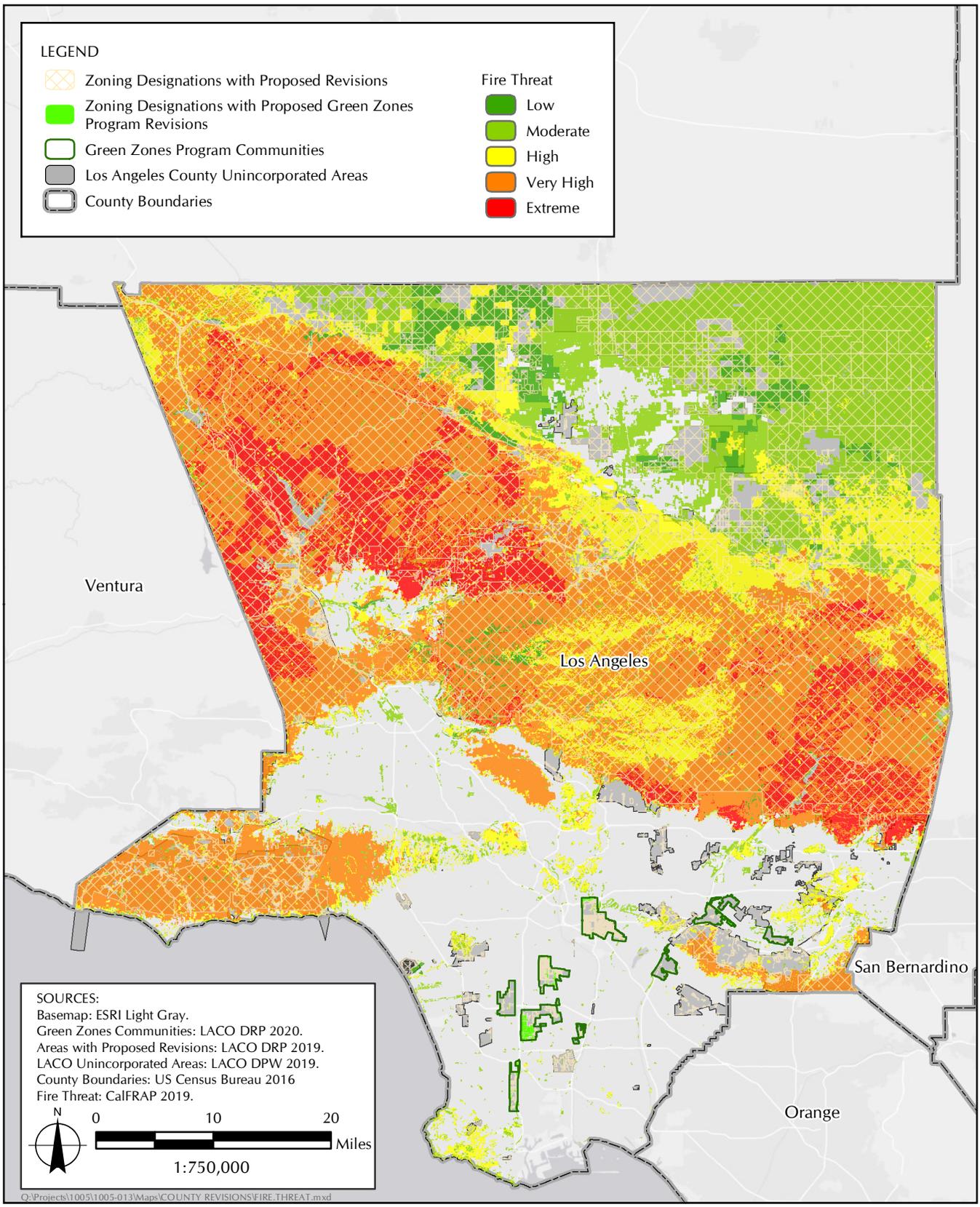
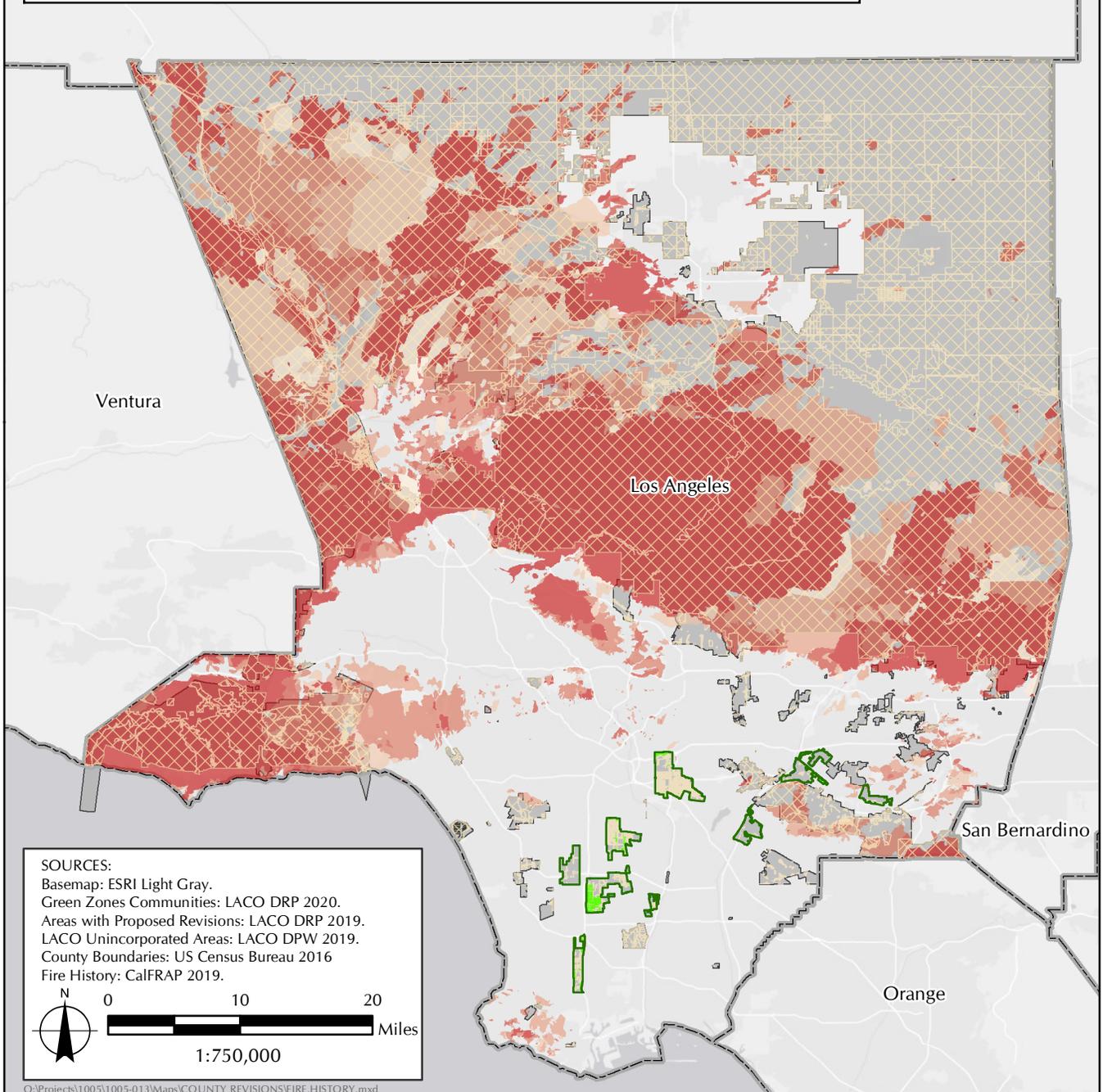


FIGURE 2.20-2
 Fire Threat Map

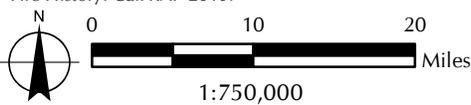
LEGEND

-  Zoning Designations with Proposed Revisions
-  Zoning Designations with Proposed Green Zones Program Revisions
-  Green Zones Program Communities
-  Los Angeles County Unincorporated Areas
-  County Boundaries

- Fire History By Year
- | | | | |
|---|-----------|--|-----------|
|  | 1900-1919 |  | 1960-1979 |
|  | 1920-1939 |  | 1980-1999 |
|  | 1940-1959 |  | 2000-2018 |



SOURCES:
Basemap: ESRI Light Gray.
Green Zones Communities: LACO DRP 2020.
Areas with Proposed Revisions: LACO DRP 2019.
LACO Unincorporated Areas: LACO DPW 2019.
County Boundaries: US Census Bureau 2016
Fire History: CalFRAP 2019.



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FIGURE 2.20-3
Fire History Map

**TABLE 2.20-2
SLOPES GREATER THAN 25 PERCENT BY PLANNING AREA**

Area Name	Acres	Approximate Acres of Slope Greater than 25 Percent	Percentage of Area
Antelope Valley Planning Area	1,280,666	642,403	50%
Santa Clarita Valley Planning Area	305,483	251,356	82%
San Fernando Valley Planning Area	201,462	88,457	44%
Santa Monica Mountains Planning Area	103,824	89,740	86%
Westside Planning Area	93,163	32,112	34%
East San Gabriel Valley Planning Area	134,746	44,874	33%
West San Gabriel Valley Planning Area	101,701	11,660	11%
Coastal Islands Planning Area	83,952	NA	NA
Metro Planning Area	85,900	12,100	14%
Gateway Planning Area	132,453	6,523	5%
South Bay Planning Area	91,128	10,551	12%

**TABLE 2.20-3
WILDFIRES WIND TYPES**

Wind Types	Wind Speeds	Characteristics
Santa Anas ³⁹	> 40 mph	Strong, hot, dust-bearing winds descend to the Pacific Coast around Los Angeles from inland desert regions
Mono ⁴⁰	40 – 60 mph	Warm, dry wind from the northeast descending a mountain slope from highest ranges to the lowest slopes
Diablo ⁴¹	> 60 mph	Develop due to high pressure over Nevada and low pressure along Central Coast of CA

The Fire Department assists, supports and institutes a variety of regulatory programs and standards. Among those programs and standards include vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections.⁴² Other efforts and in conjunction with the programs, by the County's Fire Department and Public Works, include enforcement of fire and building codes as well as Title 32 requirements of the fire code related to development in FHSZs.⁴³ Furthermore, the County's Hillside Management Area Ordinance and the Hillside Design Guidelines regulates, through the permitting process, development on hillsides that have natural slope gradients of 25 percent or steeper with potential hazards.

In addition, the County of Los Angeles 2019 All-Hazards Mitigation Plan's (AHMP) goal includes mitigation actions and projects that were developed based on risk assessment from previous and recent disasters as well as information from FEMA best management practices, job aids, reports, input from subject matter experts and local and regional plans aimed towards a disaster resilient community. The AHMP mitigation actions and projects include topics such as education, awareness, local plans, and regulations that consist of the Red Flag Warning Public Outreach; Vegetation Management Program; fireproofing critical facilities; critical auxiliary power facilities; Earthquake-Resistant Ductile Iron Pipes Replacement (structural and infrastructure projects); Watershed Ecosystem Restoration and Green Streets Master

³⁹ National Weather Service. Accessed 3/27/20. NOAA's National Weather Service – Glossary: Santa Ana Winds. Available at: <https://forecast.weather.gov/glossary.php?word=Santa%20Ana%20wind>

⁴⁰ Ruscha Jr., Charles P. February 1976. NOAA Technical Memorandum NWS WR-I05: Forecasting the Mono Wind. Available at: ftp://ftp.library.noaa.gov/noaa_documents.lib/NWS/NWS_WR/TM_NWS_WR_105.PDF

⁴¹ National Weather Service. Accessed 3/27/20. NOAA's National Weather Service – Glossary: Diablo Winds. Available at: <https://forecast.weather.gov/glossary.php?word=Diablo%20wind>

⁴² 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>

⁴³ 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>

Plan for stormwater management; Coordinated (real time) Data Collection & Database Systems; Brush Clearance Program; Wildland-Urban Interface Ordinance; Urban Forest Management Plan; and Community Wildfire Protection Plan (CWPP).⁴⁴ The improvements required pursuant to the Ordinance specify the land use zoning designation that are appropriate for waste management and recycling facilities and specify the appropriate perimeter treatment to protect adjacent land uses. The Ordinance requires compliance with the County's programs, standards, and regulatory programs for fuel management and fire protection. Although approximately 22.5 percent of the subject parcels are located within or adjacent to SRAs, VHFHSZs, and other levels of FHSZs, the improvements required pursuant to the Ordinance would not generate pollutants that would expose workers or nearby residents to excessive pollutant levels. To the extent that the Ordinance facilitates perimeter control of properties, it would facilitate the management of wildfire, rather than exacerbate the spread of wildfire.

Threshold of Significance

A substantial adverse effect that would occur as a result of a physical change in the environment in relation to exposing project occupants to pollutants from exacerbated wildfire risk due to slope, prevailing winds, and other factors from a wildfire or the uncontrolled spread of a wildfire in or near SRAs or lands classified as VHFHSZs. Adverse effects normally occur when new buildings are constructed that may have the potential to expose project occupants to pollutants from exacerbated wildfire risk. Adverse effects from exposure to pollutants normally occur when pollutants from a wildfire or uncontrolled spread of a wildfire spills over into adjacent land uses.

Impact Analysis

The proposed program would have less than significant impacts to wildfire in relation to exacerbated wildfire risk due to slope, prevailing winds, and other factors and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in or near SRAs or lands classified as VHFHSZs. The potential for impacts to exacerbated wildfire risk due to slope, prevailing winds, and other factors in or near SRAs or lands classified as VHFHSZs has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment that might have the potential to exacerbated wildfire risk due to slope, prevailing winds, and other factors 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zone Districts would result no impacts to wildfire in relation to exacerbated wildfire risk due to slope, prevailing winds, and other factors and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in or near SRAs or lands classified as VHFHSZs. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to exacerbated wildfire risk due to slope, prevailing winds, and other factors and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in or near SRAs or lands classified as VHFHSZs. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 ~~28~~ parcels are proposed for a zone

⁴⁴ County of Los Angeles Chief Executive Office: Office of Emergency Management. Accessed April 26, 2021. 2019 County of Los Angeles: All-Hazard Mitigation Plan. Available at: https://file.lacounty.gov/SDSInter/lac/1062614_AHMPPublicDraft_Oct1.pdf

change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 45~~ of the ~~27 28~~ parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ~~Zones~~Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~4 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would expose project occupants to exacerbate wildfire risk because the proposed improvements that are not located in or near SRAs or classified as VHFHSZs or classified as other levels of FHSZs (see Table 2.9-1; Figure 2.20-1). These measures such as construction of solid walls and planting trees would 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 would avoid rather than expose people to pollutants.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in less than significant impacts to wildfire in relation to exacerbated wildfire risk and exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in or near SRAs or lands classified as VHFHSZs within HMAs. None of the Green Zone Districts are located within the areas designated as HMAs within the County General Plan 2035. The proposed program would have no impact on the integrity of these hillsides in relation to emergency response plans or evacuation routes, as the Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines.⁴⁵ 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.^{46, 47} Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to wildfire in relation to exacerbated wildfire risk due to slope, prevailing winds, and other factors and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in or near SRAs or lands classified as VHFHSZs. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts related to wildfire in relation to exacerbated wildfire risk due to slope, prevailing winds, and other factors and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in or near SRAs or lands classified as VHFHSZs. 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

⁴⁵ 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

⁴⁶ 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>

⁴⁷ 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 in FHSZs.^{48,49} 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.⁵⁰ When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.⁵¹ The project element would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in or near SRAs or lands classified as VHFHSZs. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses, permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive 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.^{52, 53} The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses.~~ In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would obstruct or impair adopted emergency response plans and emergency evacuation routes. 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.⁵⁴ 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.⁵⁵ The OAERP strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in Los Angeles County. Furthermore, the Ordinance is expanding development standards for requiring screening, buffers, or placement of features between incompatible uses of non-conforming and new construction projects. 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, would not exacerbate wildfire risk and thereby expose project occupants to pollutant concentrations from a wildfire.

The proposed New Sensitive Uses would have no impact on the integrity of these hillsides in relation to wildfire risk and expose project occupants to pollutants, as the development standards for New Sensitive Uses within the HMAs

⁴⁸ 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>

⁴⁹ 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>

⁵⁰ County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

⁵¹ 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

⁵² 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>

⁵³ 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>

⁵⁴ County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

⁵⁵ 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

would 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.⁵⁶ In addition to the County General Plan, fire prevention regulations per the County Fire Department, Public Works, and Building and Safety would 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.⁵⁷ 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.⁵⁸ The use of air filtration systems would not result in obstruction to clearances, as the County requirements, per Title 22 Ordinance, indicated that air filtration systems shall be placed inside a building, residential or other rooms, intended for human occupancy which makes them non-obstructive within circulation paths 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.⁵⁹ 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.^{60, 61} Therefore, the new development standards for New Sensitive Uses would result in no impacts to exacerbated wildfire risk and thereby expose project occupants to pollutant concentrations from a wildfire. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts to exacerbated wildfire risk due to slope, prevailing winds, and other factors and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in or near SRAs or lands classified as VHFHSZs. These revisions affect parcels located within HMAs of both 25–50 percent slope and 50 percent-plus slope in areas such as Puente Hills, Castaic, the Santa Monica Mountains, and the Angeles National Forest. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1).

~~The proposed revisions would prohibit automobile dismantling yards Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities are prohibited in ARAs. would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and~~

⁵⁶ 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

⁵⁷ 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>

⁵⁸ 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>

⁵⁹ 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.

⁶⁰ 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>

⁶¹ 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>

VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. In addition, the County Fire Department, along with Public Works, assists, supports and institutes a variety of applicable regulatory programs and standards that includes vegetation management, pre-fire management and planning, fuel modification plan review program, brush clearance inspections, enforcement of fire and building codes as they relate to Title 32 requirements of the fire code for development in FHSZs.^{62,63}

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to exacerbated wildfire risk and thereby exposure of project occupants to pollutant concentrations from wildfire or uncontrolled wildfire in or near SRAs or lands classified as VHFHSZs. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-MJ, C-R, C-RU, MXD, MXD-RU designated zones. These uses would be ~~constructed~~established on existing parking lots, and no new structures will be built. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses such that exposing project occupants to pollutant concentrations from wildfires would be adversely affected. Construction and maintenance of the improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of emergency response plans or evacuation routes. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts related to the impairment of adopted emergency response and emergency evacuation plans. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to wildfire in relation to exacerbated wildfire risk due to slope, prevailing winds, and other factors and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in or near SRAs or lands classified as VHFHSZs. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development.

⁶² 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>

⁶³ 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>

Any new development would be subject to development requirement of HMAs. These revisions contain HMAs of both 25–50 percent slope and 50 percent-plus slope, as well as significant ridgelines in areas such as Castaic.⁶⁴ The proposed program would have less than significant impact on the integrity of these hillsides in relation to exacerbated wildfire risk, as the Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines that help preserve and enhance the physical integrity of hillsides. The County General Plan along with fire prevention regulations from the County Fire Department, Public Works, and Department of Building and Safety (Building and Safety), that would also apply includes a variety of applicable regulatory programs and standards that consist of vegetation management, pre-fire management and planning, fuel modification plan review program, brush clearance inspections, enforcement of fire and building codes as they relate to Title 32 requirements of the fire code for development in FHSZs.^{65,66} Other County fire prevention and building regulations applicable to FHSZs consist of Title 20, 21, and 26, which pertain to fire access and road widths and clearances, access and circulation standards, fire flow and fire hydrant standards, brush clearances around structures within hillsides that are fire prone, 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.⁶⁷

The construction of an onsite storage enclosure would not substantially alter the existing conditions such that slope stability would be impacted. The storage would be required to have view-obstructing fence or wall enclosures which the height of the stored items could not exceed and thereby would not intrude within circulation patterns and maintain clearances. The development standards for storage enclosures within a recycling and solid waste facility, located outside of a building, would 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. Municipal solid waste, recyclables, and compostable material containers would 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 would be deposited and stored in containers that have lids and are made of metal, and the containers would be maintained in good condition with no structural damage, holes, visible rust, or graffiti. The storage areas shall be accessible to residents, employees, and haulers at all times. The Storage Enclosures for Recycling and Solid Waste Revisions would not result in a substantial change, as the development standards for storage enclosures require them to be kept in good condition and away from circulation clearances. Construction and maintenance of the improvements can be accomplished within the properties and would not utilize materials that would contribute to fuel load or become a source of pollutants during a wildfire that would expose workers or nearby residents to excessive pollutant concentrations during a wildfire. Regulations and programs such as building codes, vegetation management, and fire inspections would reduce fuel load or source of pollutants during a wildfire. As such, the addition of Storage Enclosures for Recycling and Solid Waste Revisions would not result in an adverse impact such that slope, wind or other factors in relation to exposure to pollutants from wildfires or uncontrolled wildfires would be impacted in or near SRAs or lands classified as VHFHSZs. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to wildfire in relation to exacerbated wildfire risk due to slope, prevailing winds, and other factors and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire in or near SRAs or lands classified as VHFHSZs. No further analysis is warranted.

⁶⁴ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

⁶⁵ 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>

⁶⁶ 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>

⁶⁷ 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>

- c) **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?**

Existing Conditions

The Safety Element of the Los Angeles County General Plan 2035 designates at-risk areas as FHSZs per government code sections 51175–51189.⁶⁸ In the unincorporated areas of the Los Angeles County, SRAs have been classified as Very High, High and Moderate. However, Local and Federal Responsibility Areas are classified as Very High. The Forestry Division of the Fire Department assists, supports, and institutes a variety of regulatory programs and standards. Among those programs and standards include vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections. In addition, the County Fire Department’s Strategic Fire Plan includes a map of existing Fire Department helispot fuel reduction projects, water resources, motorway maintenance maps, and a description of the road and fuel maintenance functions of the Fire Department.⁶⁹ Furthermore, Section 503 of Title 32 provides additional specifications for fire access roads in developed areas, including dimensions and markings. In addition, addressed in the County Fire Code include provision of fire apparatus access roads, adequate road widths, requirements for all-weather access and fire flow, fire hydrant spacing, and clearance of brush around structures located in hillside areas that are considered primary wildland fire risk areas as well as fire-related land use and building regulations, including fuel modification.⁷⁰ In addition, the AHMP goal includes mitigation actions and projects that were developed based on risk assessment from previous and recent disasters as well as information from FEMA’s best management practices, job aids, reports, input from subject matter experts, and local and regional plans aimed towards a disaster resilient community. The AHMP mitigation actions and projects include topics such as education, awareness, local plans, and regulations that consist of the Red Flag Warning Public Outreach; Vegetation Management Program; fireproofing critical facilities; critical auxiliary power facilities; Earthquake-Resistant Ductile Iron Pipes Replacement (structural and infrastructure projects); Watershed Ecosystem Restoration and Green Streets Master Plan for stormwater management; Coordinated (real time) Data Collection & Database Systems; Brush Clearance Program; Wildland-Urban Interface Ordinance; Urban Forest Management Plan; and CWPP.⁷¹

Threshold of Significance

A substantial adverse effect on wildfire risk that would occur as a result of a physical change in the environment would require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment in or near SRAs or lands classified as VHFHSZs. Adverse effects normally occur when new infrastructure such as roads, fuel breaks, emergency water sources, power lines or other utilities are constructed that may have the potential to increase the risk of the wildfire in the area in which they are constructed.

Impact Analysis

The proposed program would 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. The potential for impacts to wildfire risk in relation to the installation or maintenance of associated infrastructure has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within

⁶⁸ 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>

⁶⁹ 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>

⁷⁰ 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>

⁷¹ County of Los Angeles Chief Executive Office: Office of Emergency Management. Accessed April 26, 2021. 2019 County of Los Angeles: All-Hazard Mitigation Plan. Available at: https://file.lacounty.gov/SDSInter/lac/1062614_AHMPPublicDraft_Oct1.pdf

the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment that might have the potential for wildfire risk in relation to the installation or maintenance of associated infrastructure 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green ~~Zones~~Zone Districts would result no 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. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in ~~no~~ 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 in the proposed program area or vicinity. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ 45 of the ~~27~~ 28 parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ~~Zones~~Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a Conditional Use Permit. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ 40 years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would not require the installation or maintenance of infrastructure such as roads, fuel breaks, water sources, power lines or utilities because the proposed improvements are not located in or near SRAs or classified as VHFHSZs or classified as other levels of FHSZs (see Table 2.9-1; Figure 2.20-1). These measures such as construction of solid walls and planting trees would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather than exacerbate wildfire risk to loss of life or property. In addition, improvements would be accomplished within the properties in the urbanized areas of the County and would not require the installation or maintenance of associated infrastructure such as roads, fuel breaks, emergency water sources, power lines, or other utilities.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts 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 within HMAs. None of the Green Zone Districts are located within the areas designated as HMAs within the County General Plan 2035. The proposed program would have no impact on the integrity of these hillsides in relation to emergency response plans or evacuation routes, as the Green Zones Program

would comply with the HMA Ordinance and Hillside Design Guidelines.⁷² The proposed program area would not exacerbate wildfire risk due to the relatively flat terrain, water and roadway accessibility due to the county's wildfire programs and regulation. The County's wildfire programs and regulation plus this element's uses are not located in or near SRAs or VHFHSZs. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no 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 further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no impacts related 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. The County Fire Department's Strategic Fire Plan includes a map of existing Fire Department helispot fuel reduction projects, water resources, motorway maintenance maps, and a description of the road and fuel maintenance functions of the Department.⁷³ Section 503 of Title 32 provides specifications for fire access roads in developed areas, including dimensions and markings and the County Fire Code include provision of fire apparatus access roads, adequate road widths, requirements for all-weather access and fire flow, fire hydrant spacing, and clearance of brush around structures located in hillside areas that are considered primary wildland fire risk areas as well as fire-related land use and building regulations, including fuel modification.⁷⁴ Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses, permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would not exacerbate wildfire hazards related to infrastructure such as roads, water sources or utilities because construction and maintenance can be accomplished with the properties and would not require lane closures or other temporary impairment to access roads, water sources or utilities.⁷⁵ Excess water supply and emergency water sources, per the County's Strategic Fire Plan, would accommodate the area subject to the new development standard for New Sensitive Uses and any future expansion

⁷² 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

⁷³ 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>

⁷⁴ 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>

⁷⁵ 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

for combating wildfire events (see Section 3.19, *Utilities and Service Systems*).⁷⁶ 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.⁷⁷ When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire Department personnel based on the disaster to facilitate the evacuation process.⁷⁸ The new development standards would 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. 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, would not exacerbate wildfire hazards related to infrastructure such as roads, water sources or utilities.

The proposed New Sensitive Uses would have no impact on the integrity of these hillsides in relation to emergency response plans or evacuation routes, as the development standards for New Sensitive Uses within the HMAs would be required to comply with the HMA Ordinance, the Hillside Design Guidelines, Title 22 Ordinance, as well as fire prevention requirements, in particular to landscaping barriers, enclosures, fencing, solid walls, signage, and lighting.⁷⁹ In addition to the County General Plan, fire prevention regulations per the County Fire Department, Public Works, and Building and Safety would 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.⁸⁰ 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).⁸¹ The use of air filtration systems would not result in obstruction to clearances, as the County requirements, per Title 22 Ordinance, indicated that air filtration systems shall be placed inside a building, residential or other rooms, intended for human occupancy which makes them non-obstructive within circulation paths 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.⁸² Therefore, the new development standards for New Sensitive Uses would result in no impacts to exacerbate wildfire risk related to infrastructure such as roads, water sources or utilities. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would 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. ~~The~~ There are a variety of regulatory programs and standards that help in the reduction of fuel and help in the preparation for future wildfire events. As part of this element, the County's programs and standards such as building fire code standards, Section 503 of Title 32 regarding developed neighborhood access, HMA Ordinance, AHMP, and

⁷⁶ 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>

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

⁷⁸ 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

⁷⁹ 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

⁸⁰ 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>

⁸¹ 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>

⁸² 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.

water resources to name a few are currently an on-going effort. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards as identified in the project description (Table 1.IV-1).

~~The proposed revisions would prohibit automobile dismantling yards~~Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs, SEAs, and VHFHSZs SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in-vessel HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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~~ would be prohibited in ARAs. In addition, the County Fire Department along with Public Works, assists, supports and institutes a variety of applicable regulatory programs and standards that ~~includes~~ include vegetation management, pre-fire management and planning, fuel modification plan review program, brush clearance inspections, enforcement of fire and building codes as they relate to Title 32 requirements of the fire code for development in FHSZs.^{83, 84}

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts to exacerbated wildfire risk related to infrastructure such as roads, water sources, and utilities in or near SRAs or lands classified as VHFHSZs. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-MJ, C-R, C-RU, MXD, MXD-RU designated zones. These uses would be ~~constructed~~ established on existing parking lots, and no new structures will be built. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses such that it would not exacerbate wildfire risk in relation to infrastructure would be adversely affected. Construction and maintenance of the improvements would be accomplished within the properties and would not exacerbate wildfire hazards related to infrastructure such as roads, water sources or utilities and would not require

⁸³ 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>

⁸⁴ 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>

lane closures or other temporary impairment to access roads, water sources or utilities.⁸⁵ In addition, materials and construction methods would adhere to Title 26 of the Los Angeles County Building Code and Title 32 of the County's Fire Code requirements. Therefore, Supermarket Accessory Recycling Collection Centers revisions would 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 further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result 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. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Any new development would be subject to development requirement of HMAs. These revisions contain HMAs of both 25–50 percent slope and 50 percent-plus slope.⁸⁶ The proposed program would have less than significant impact on the integrity of these hillsides in relation to exacerbated wildfire risk in relation to infrastructure, as the Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines that help preserve and enhance the physical integrity of hillsides. The County General Plan along with fire prevention regulations from the County Fire Department, Public Works and Building and Safety, that would also apply includes a variety of applicable regulatory programs and standards that consist of vegetation management, pre-fire management and planning, fuel modification plan review program, brush clearance inspections, enforcement of fire and building codes as they relate to Title 32 requirements of the fire code for development in FHSZs.^{87,88} Other County fire prevention and building regulations applicable to FHSZs consist of Title 20, 21, and 26 that pertain to fire access and road widths and clearances, access and circulation standards, fire flow and fire hydrant standards, brush clearances around structures within hillsides that are fire prone, 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.⁸⁹

The construction of an onsite storage enclosure would not substantially alter the existing conditions such that existing infrastructure would be impacted. The storage would be required to have fence or wall enclosures which the height of the stored items could not exceed and thereby would not intrude within circulation patterns and maintain clearances. The development standards for storage enclosures within a recycling and solid waste facility, located outside of a building, would 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. Municipal solid waste, recyclables, and compostable material containers would 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 would be deposited and stored in containers that have lids and are made of metal, and the containers would be maintained in good condition with no structural damage, holes, visible rust, or graffiti. The storage areas shall be accessible to residents, employees, and haulers at all times. The Storage Enclosures for Recycling and Solid Waste Revisions would not result in a substantial change,

⁸⁵ 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

⁸⁶ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

⁸⁷ 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>

⁸⁸ 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>

⁸⁹ 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>

in addition to the development standards which require them to be kept in good condition and away from circulation clearances. Construction and maintenance of the improvements can be accomplished within the properties and would not exacerbate wildfire hazard related to infrastructure such as roads, water sources, and utilities. Regulations and programs such as building codes, vegetation management, and inspections would reduce possibilities for potential damage to existing infrastructure. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts to wildfire risk 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 further analysis is warranted.

d) 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?

Existing Conditions

The Safety Element of the Los Angeles County General Plan 2035 designates at-risk areas as FHSZs per government code sections 51175–51189. In the unincorporated areas of the Los Angeles County, State Responsibility Area have been classified as Very High, High and Moderate. However, Local and Federal Responsibility Areas are classified as Very High. The Forestry Division of the Fire Department assists, supports, and institutes a variety of regulatory programs and standards. Among those programs and standards include fire-related land use and building regulations, hillside ordinances, fire standards, vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections to name a few. Furthermore, the county’s Fire Department is one of six contract counties that maintain a contractual relationship with CAL FIRE and implements the California Fire Plan within Los Angeles County through the Strategic Fire Plan. The County Fire Department’s Strategic Fire Plan also includes a map of existing Fire Department helispot fuel reduction projects, water resources, motorway maintenance maps, and a description of the road and fuel maintenance functions of the Fire Department.⁹⁰ ~~Furthermore, Section 503 of Title 32 provides additional specifications for fire access roads in developed areas, including dimensions and markings. In addition, Section 503 of Title 32 provides additional specifications for fire access roads in developed areas, including dimensions and markings. Furthermore, the AHMP goal includes mitigation actions and projects that were developed based on risk assessment from previous and recent disasters as well as information from FEMA’s best management practices, job aids, reports, input from subject matter experts and local and regional plans aimed towards a disaster resilient community. The AHMP mitigation actions and projects include topics such as education, awareness, local plans, and regulations that consist of the Red Flag Warning Public Outreach; Vegetation Management Program; fireproofing critical facilities; critical auxiliary power facilities; Earthquake-Resistant Ductile Iron Pipes Replacement (structural and infrastructure projects); Watershed Ecosystem Restoration and Green Streets Master Plan for stormwater management; Coordinated (real time) Data Collection & Database Systems; Brush Clearance Program; Wildland-Urban Interface Ordinance; Urban Forest Management Plan; and CWPP.⁹¹~~

The U.S Army Corps of Engineers (Corps of Engineers) and the Federal Emergency Management Agency (FEMA) share and coordinate flood protection responsibilities in Los Angeles County.⁹² In addition, Public Works and the Los Angeles County Flood Control District (Flood Control District) work together to reduce flood risk in Lost Angeles through the development of the Sediment Management Plan.⁹³ Furthermore, the County has been a voluntary participant in the FEMA National Flood Insurance Program (NFIP) and is responsible for regulating development in Flood Hazards Zones and planning for floodplain management activities. As a compliance requirement of the NFIP, the County enforces regulations ensuring the buildings are constructed at safe elevations to prevent potential property damage. The goal and policies for flood and inundation hazards consist of the following:

⁹⁰ 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>

⁹¹ County of Los Angeles Chief Executive Office: Office of Emergency Management. Accessed April 26, 2021. 2019 County of Los Angeles: All-Hazard Mitigation Plan. Available at: https://file.lacounty.gov/SDSInter/lac/1062614_AHMPPublicDraft_Oct1.pdf

⁹² 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>

⁹³ 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>

Goal S 2: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to flood and inundation hazards

Topic: Flood Hazard

- Policy S2.1: Discourage development in the County's Flood Hazard Zones
- Policy S 2.2: Discourage development from locating downslope from aqueducts
- Policy S 2.3: Consider climate change adaptation strategies in flood and inundation hazard planning
- Policy S 2.4: Ensure that developments located within the County's Flood Hazard Zones are sited and designed to avoid isolation from essential services and facilities in the event of flooding
- Policy S 2.5: Ensure that the mitigation of flood related property damage and loss limits impacts to biological and other resources
- Policy S 2.6: Work cooperatively with public agencies with responsibility for flood protection, and with stakeholders in planning for flood and inundation hazards
- Policy S 2.7: Locate essential public facilities, such as hospitals and fire stations, outside of Flood Hazard Zones, where feasible

Threshold of Significance

A substantial adverse effect that would occur as a result of a physical change in the environment would expose people or structures to significant wildfire risks. Adverse effects normally occur due to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Impact Analysis

The proposed program would result in less than significant impacts to wildfire risk related 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 proposed program area or vicinity. The potential for impacts to wildfire risk relevant 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 has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment that might have the potential to expose people or structures to significant risk associated with post-fire slope instability, flooding, landslides, and drainage 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green Zones Districts would result no impacts related 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 proposed program area or vicinity. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no 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 proposed program area or vicinity. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, 27 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, 14 45 of the 27 28 parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ~~Zones~~Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The Program requires the nonconforming uses to come into compliance within 3 to ~~740~~ years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would obstruct or impair access in regards to emergency response and evacuation plans because the proposed improvements are not located in or near SRAs or classified as VHFHSZs or classified as other levels of FHSZs (see Table 2.9-1; Figure 2.20-1). These measures such as construction of solid walls and planting trees would comply with enclosure standards including site setback, maintenance and operation standards, and access and vehicle circulation standards, would avoid rather than exacerbate wildfire risk to loss of life or property. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of circulation access or clearances.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to the exposure of people and structures, directly or indirectly, to significant wildfire risk in loss, injury or death within HMAs. None of the Green Zone Districts are located within the areas designated as HMAs within the County General Plan 2035. The proposed program would have no impact on the integrity of these hillsides in relation to emergency response plans or evacuation routes, as the Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines.⁹⁴ New development standards within Green Zone Districts would not exacerbate wildfire risk due to the relatively flat terrain, water and roadway accessibility due to the county's wildfire programs and regulation. In addition, this element's uses are not located in or near SRAs or VHFHSZs. Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no 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. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in no related 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. 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

⁹⁴ 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

development in FHSZs.^{95, 96} These new development standards would not expose people or structures to significant risk associated with post-fire slope instability, flooding, landslides, and drainage in or near SRAs or lands classified as VHFHSZs. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, in close proximity to existing industrial uses permitted in the zones where they are located. The existing zoning designations currently include development standards applicable to the above listed sensitive 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.^{97, 98} The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 4, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, vehicle-related uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would expose people or structures to significant risk associated with post-fire slope instability, flooding, landslides, and drainage. 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, would not expose people or structures to significant risk associated with post-fire slope instability, flooding, landslides, and drainage.

The proposed New Sensitive Uses would have less than significant impact on the integrity of these hillsides in relation to exposure of people or structures to post-fire significant risk, as the development standards for New Sensitive Uses within the HMAs would 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.⁹⁹ In addition to the County General Plan, fire prevention regulations per the County Fire Department, Public Works, and Building and Safety would 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.¹⁰⁰ 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.¹⁰¹ Therefore, the new development standards for New Sensitive Uses would result in less than significant impact to the exposure of people or structures to

⁹⁵ 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>

⁹⁶ 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>

⁹⁷ 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>

⁹⁸ 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>

⁹⁹ 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

¹⁰⁰ 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>

¹⁰¹ 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>

significant risk associated with post-fire slope instability, flooding, landslides, and drainage. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would 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. As part of this element, the county's programs and standards such as fire-related land use and building regulations, hillside ordinances, fire standards, Flood Hazard Zones regulations, vegetation, management, pre-fire management and planning, fuel modification plan review program, brush clearance inspections and evacuation plans and annexes are currently an ongoing effort.^{102,103} The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards (Table 1.IV-1).

~~The proposed revisions would prohibit automobile dismantling yards Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. County-wide FHSZs standards and regulations for HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include HMA ordinance, Hillside Design Guidelines, AHMP, building codes, and fire codes including vegetation management, pre-fire management and planning, fuel modification plan review program, brush clearance inspections, fire and building codes (Title 20, 21, 26, and 32), 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, integrated VMPs, and flood hazard and inundation zones regulations.¹⁰⁴~~

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts 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. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP

¹⁰² 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>

¹⁰³ Chief Executive Office of Los Angeles County. Accessed 4/10/20. Emergency Management. <https://ceo.lacounty.gov/emergencydisaster-plans-and-annexes/>

¹⁰⁴ 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>

in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County's waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-MJ, C-R, C-RU, MXD, MXD-RU designated zones. These uses would be ~~constructed~~established on existing parking lots, and no new structures will be built. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses such that exposing people of structures to significant risk related to runoff, postfire slope instability, or drainage changes from wildfires would be adversely affected. Construction and maintenance of the improvements would be accomplished within the properties and would not utilize materials that would contribute to fuel load or the potential for flooding, landslides, slope instability or drainage changes. In addition, materials and construction methods would adhere to Title 26 of the Los Angeles County Building Code and Title 32 of the County's Fire Code requirements. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts 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. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result less than significant impacts 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. Any new development or expansion of existing development would be required to meet the current development standards of the zone they are permitted in. 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Any new development would be subject to development requirement of HMAs. These revisions contain HMAs of both 25–50 percent slope and 50 percent-plus slope.¹⁰⁵ The proposed program would have less than significant impact on the integrity of these hillsides in relation to exposure of people or structures to significant risks in relation to flooding, landslides, slope instability or drainage changes, as the Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines that help preserve and enhance the physical integrity of hillsides. County-wide FHSZs standards and regulations for fire prevention within HMAs are coordinated by the County Fire Department, Public Works, Building and Safety, Flood Control District, Corps of Engineers and FEMA. The standards and regulations pertaining to development in FHSZs include HMA ordinance, Hillside Design Guidelines, vegetation management, pre-fire management and planning, fuel modification plan review program, brush clearance inspections, fire and building codes (Title 20, 21, 26, and 32), 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, integrated VMP, and flood hazard and inundation zones regulations.¹⁰⁶

¹⁰⁵ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

¹⁰⁶ 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>

The construction of an onsite storage enclosure would not substantially alter the existing conditions such that existing structures and slopes would be impacted. The storage would be required to have fence or wall enclosures which the height of the stored items could not exceed and thereby would not intrude within circulation patterns and maintain clearances. The development standards for storage enclosures within a recycling and solid waste facility, located outside of a building, would 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. Municipal solid waste, recyclables, and compostable material containers would 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 would be deposited and stored in containers that have lids and are made of metal, and the containers would be maintained in good condition with no structural damage, holes, visible rust, or graffiti. The storage areas shall be accessible to residents, employees, and haulers at all times. The Storage Enclosures for Recycling and Solid Waste Revisions would not result in a substantial change, in addition to the development standards which require them to be kept in good condition and away from circulation clearances. Construction and maintenance of the improvements can be accomplished within the properties and would not utilize materials that would contribute to fuel load or the potential for flooding, landslides, slope instability or drainage changes. Regulations and programs such as building codes, vegetation management, and inspections would reduce possibilities for potential damage to existing infrastructure. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would result in less than significant impacts 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. No further analysis is warranted.

e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Existing Conditions

The purpose of the Safety Element of the Los Angeles County General Plan 2035 is to reduce the potential risk of death injury and economic damage resulting from natural and man-made hazards.¹⁰⁷ In addition, the General Plan Safety Element designates at-risk areas as FHSZs per government code sections 51175–51189. In the unincorporated areas of the Los Angeles County, SRAs have been classified as Very High, High and Moderate. However, Local and Federal Responsibility Areas are classified as Very High. The Forestry Division of the Fire Department assists, supports, and institutes a variety of regulatory programs and standards. Among those programs and standards include fire-related land use and building regulations, hillside ordinances, fire standards, vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspections to name a few. Furthermore, the County's Fire Department is one of six contract counties that maintain a contractual relationship with CAL FIRE who implements the California Fire Plan. The California Fire Plan guides the Los Angeles County Strategic Fire Plan developed by the Fire Department.¹⁰⁸ The County Fire Department's Strategic Fire Plan also includes a map of existing Fire Department helispot fuel reduction projects, water resources, motorway maintenance maps, and a description of the road and fuel maintenance functions of the Fire Department.¹⁰⁹ Furthermore, Section 503 of Title 32 provides additional specifications for fire access roads in developed areas, including dimensions and markings.

Section V (Emergency Response) of the Safety Element of the Los Angeles County General Plan states the provision of disaster routes (Figure 2.20-1) through the OAERP.¹¹⁰ When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County

¹⁰⁷ 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>

¹⁰⁸ Los Angeles County Fire Department. May 2018. 2017-2021 Strategic Plan: Act. Action. Accomplish. Available at: <https://www.fire.lacounty.gov/wp-content/uploads/2018/10/LACoFD-Strategic-Plan-2017-2021.pdf>

¹⁰⁹ 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>

¹¹⁰ 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>

Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.¹¹¹ 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.¹¹²

The Fire Department provides fire, safety, and emergency medical services to the unincorporated areas. The Strategic Fire Plan includes the County of Los Angeles Fire Department Operations Bureau Map, which indicates that emergency services are available in all unincorporated areas of the County. Additionally, many cities within Los Angeles County utilize Fire Department services. There are three major geographic regions in the Fire Department service area, which are divided into nine divisions and 22 battalions.¹¹³ The OAERP strengthens short and long-term emergency response and recovery capability and identifies emergency procedures and emergency management routes in Los Angeles County.

Upon review of the County's General Plan 2035 and the proposed program, the parcels that would be subject to the Green Zone Districts and Storage Enclosures for Recycling and Solid Waste Revisions are located outside the HMA (Figure 2.1-2).¹¹⁴ Based on the *Hillside Management Areas and Ridgeline Management Map* in the County General Plan 2035, no County designated significant ridgelines are located within the Green Zone Districts, but the Green Zone Districts are within HMAs of both 25–50 percent slope and 50 percent-plus slope (Figure 2.1-2).¹¹⁵

Threshold of Significance

The purpose of the Green Zones Program is to address incompatible land uses in proximity to sensitive uses by changing regulatory requirements for specific industrial land uses. A substantial adverse effect on wildfire risk would normally occur as a result of a physical change in the environment that would exacerbate or expose people to significant wildfire risk involving loss, injury or death. The County's General Plan per the government code sections 51175–51189 define at-risk areas as FHSZs and SRAs being classified as Very High, High and Moderate within the County.^{116, 117}

The County's Fire Department assist and supports the implementation of the CAL FIRE FHSZs model in Los Angeles County. In an effort to reduce the threats to lives and property, the Fire Department has instituted a variety of regulatory programs and standards. These include vegetation management, pre-fire management and planning, fuel modification plan review program, and brush clearance inspection program. In addition to these programs, the Fire Department, Public Works, and Building and Safety enforce fire and building codes related to development in FHSZs such as Title 20, 21, 26, and 32 (Fire Code). Furthermore, the General Plan Safety Element and the Strategic Fire Plan identifies and prioritizes pre- and post-fire management strategies and tactics to reduce loss of life, property, and natural resources.^{118,119,120} Fire prevention as it relates to FHSZs, and per the General Plan, the County's fire code and building regulations (Title 20, 21, 26, and 32), includes fire access and clearance road standards for equipment and public

¹¹¹ 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

¹¹² County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

¹¹³ County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

¹¹⁴ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

¹¹⁵ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

¹¹⁶ 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>

¹¹⁷ 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>

¹¹⁸ Los Angeles County Fire Department. May 2018. 2017-2021 Strategic Plan: Act. Action. Accomplish. Available at: <https://www.fire.lacounty.gov/wp-content/uploads/2018/10/LACoFD-Strategic-Plan-2017-2021.pdf>

¹¹⁹ 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>

¹²⁰ Los Angeles County Fire Department. May 2018. 2017-2021 Strategic Plan: Act. Action. Accomplish. Available at: <https://www.fire.lacounty.gov/wp-content/uploads/2018/10/LACoFD-Strategic-Plan-2017-2021.pdf>

evacuation, access and circulation standards, fire flow and fire hydrant standards, brush clearances around structures within hillsides that are fire prone, fuel modification, 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.¹²¹

Impact Analysis

The proposed program would result in less than significant impacts 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 proposed program area or vicinity. The potential for impacts to wildfire in relation to the exposure of people and structures, directly or indirectly to significant risk of loss, injury or death has been evaluated in relation to all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program, and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated (please see Section 1, Table 1.IV-1, and Table 1.IV-2). The analysis considers the incremental changes to the physical environment as a result of new and/or revised development standards, in relation to the historic and anticipated permits for affected uses. The proposed revisions to the development standards that have the potential result in physical changes in the environment that might have the potential to expose people and structures, directly or indirectly to significant risk of loss, injury or death 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 (see Table 1.IV-2).

Element 1 – Green Zone Districts

Green ~~Zones~~Zone Districts would result in no impacts related to wildfire as a result of the exposure of people and structures, directly or indirectly to significant risk of loss, injury, or death in or near SRAs or lands classified as VHFHSZs. The new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to the exposure of people and structures to significant risk of loss, injury or death in or near SRAs or lands classified as VHFHSZs. Currently the zoning and land use designations for the 11 districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum FAR requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27 28~~ parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14 15~~ of the ~~27 28~~ parcels proposed for a zone change within the Green ~~Zones~~Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green ZonesZone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a CUP. The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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 (see Table 1.IV-2). The program requires the nonconforming uses to come into compliance within 3 to ~~740~~ years of adoption of the Ordinance. In the case of updated standards for existing industrial uses, the construction of these measures would not differ substantially from existing conditions, such that they would expose people or structures to significant wildfire risks, directly or indirectly, resulting in loss, injury, or death. These measures such as construction of solid walls and planting trees would comply with enclosure standards including site setback, maintenance and

¹²¹ 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>

operation standards, and access and vehicle circulation standards, would avoid rather than exacerbate wildfire risk to loss of life or property. In addition, improvements would be accomplished within the properties and would not require lane closures or other temporary impairment of circulation access or clearances.

The new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to the exposure of people and structures, directly or indirectly, to significant wildfire risk in loss, injury or death within Hillside Management Areas. None of the Green Zone Districts are located within the areas designated as HMAs within the County General Plan 2035. The proposed program would have no impact on the integrity of these hillsides in relation to emergency response plans or evacuation routes, as the Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines.¹²² Therefore, the new development standards and/or more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties would result in no impacts to wildfire as it relates to the exposure of people and structures, directly or indirectly to significant risk of loss, injury or death in or near SRAs or lands classified as VHFHSZs. No further analysis is warranted.

Element 2 – New Sensitive Uses

The new development standards for New Sensitive Uses adjacent to or adjoining existing industrial, recycling and solid waste, or vehicle-related uses would result in less than significant impact 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. 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 code related to development in FHSZs.^{123,124} Furthermore, 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.¹²⁵ When emergency response or evacuation orders are issued, evacuation routes, temporary shelter facilities, public alerts and warnings plus procedures would be provided by County Sheriff and Fire personnel based on the disaster to facilitate the evacuation process.¹²⁶ The new development standards would not expose people or structures to significant wildfire risk nor impair or obstruct emergency response or evacuation routes, directly or indirectly, resulting in loss, injury or death in or near SRAs or lands classified as VHFHSZs. The improvements required pursuant to the Ordinance would not exacerbate wildfire risk that would expose workers or nearby residents to excessive risk thereby resulting in loss, injury, or death. To the extent that the Ordinance facilitates perimeter control of properties, it would facilitate the management of wildfire, rather than exacerbate the spread of a wildfire. Construction and maintenance of the improvements can be accomplished within the properties and would not utilize materials that would contribute to fuel load or become a source of pollutants during a wildfire that would expose workers or nearby residents to excessive risk thereby resulting in loss, injury or death during a wildfire. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses, permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive 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

¹²² 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

¹²³ 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>

¹²⁴ 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>

¹²⁵ County of Los Angeles Department of Public Works. Accessed November 6, 2019. Disaster Routes by City. <https://dpw.lacounty.gov/dsg/DisasterRoutes/>

¹²⁶ 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

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.^{127, 128}

The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices (see Table 1.IV-2). ~~As discussed in Section 1, construction activities for the proposed program would include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130).~~ These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place of worship, ~~in close proximity adjacent to or adjoining legally-established,~~ existing industrial, ~~recycling or solid waste, or vehicle-related~~ uses. In the case of updated standards for new sensitive uses, the construction of these measures would not differ substantially from existing conditions, such that they would expose people or structures to significant wildfire risk or impair or obstruct emergency response or evacuation routes thereby resulting in loss, injury, or death, directly or indirectly. Emergency response and evacuation routes are already in place throughout the county where current Fire Department services are already being provides such as fire, safety and emergency medical services to all the unincorporated areas as well as contracted cities within the County.¹²⁹ The OAERP's short and long-term emergency response and recovery capability, emergency procedures, and emergency management routes in Los Angeles County which would facilitate the evacuation process during a wildfire. Furthermore, the Ordinance is expanding development standards for requiring screening, buffers, or placement of features between incompatible uses of nonconforming and new construction projects. 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, would not exacerbate wildfire risk and thereby expose project occupants or structures to significant wildfire risks, directly or indirectly, resulting in loss, injury or death within or near SRAs or lands classified as VHFHSZs.

The proposed New Sensitive Uses would have less than significant on the integrity of these hillsides in relation to wildfire risk and exposure to pollutants, as the development standards for New Sensitive Uses within the HMAs would 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.¹³⁰ In addition to the County General Plan, fire prevention regulations per the County Fire Department, Public Works, and Building and Safety would 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.¹³¹ 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.¹³² The use of air filtration systems would not result in obstruction to clearances, as the County requirements, per Title 22 Ordinance, indicate that air filtration systems shall be placed inside a building, residential or other rooms, intended for human occupancy which makes them non-obstructive within circulation paths from the public right of way. Air filtration systems placed outdoors, require

¹²⁷ 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>

¹²⁸ 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>

¹²⁹ 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

¹³⁰ 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

¹³¹ 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>

¹³² 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>

setbacks, screen walls, fencing and/or landscaping that provide screening of the systems from the public right of way.¹³³ 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.^{134,135} Therefore, the new development standards for New Sensitive Uses near Industrial, Recycling and Solid Waste, or Vehicle-Related Uses would result in less than significant impact 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. No further analysis is warranted.

Element 3 – Recycling and Waste Management Revisions

The Recycling and Waste Management Revisions, including supermarket accessory recycling collection centers, would result in less than significant impacts 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. ~~The~~ There are a variety of regulatory programs and standards that help in the reduction of fuel and in preparation help to prepare for future wildfire events. As part of this element, the County’s programs and standards such as building fire code standards, Section 503 of Title 32 regarding developed neighborhood access, HMA Ordinance, AHMP, and water resources to name a few are currently an on-going effort. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, an MCUP, and/or an SPR, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards as identified in the project description (Table 1.IV-1).

~~The proposed revisions would prohibit automobile dismantling yards Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in vessel organic waste facilities are prohibited in ARAs. would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs.~~ The County Fire Department and Public Works assist, support, and institute a variety of applicable regulatory programs and standards including vegetation management, pre-fire management and planning, fuel modification plan review program, brush clearance inspections, enforcement of fire and building codes as they relate to Title 20, 21, 26, and 32 for development in FHSZs.^{136, 137}

The Supermarket Accessory Recycling Collection Centers revisions would result in less than significant impacts 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. The proposed Ordinance defines a Supermarket Accessory Recycling Collection Center as a store that “contains a full-line, self-service store that sells dry grocery, canned goods,

¹³³County 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.

¹³⁴ 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>

¹³⁵ 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>

¹³⁶ 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>

¹³⁷ 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>

perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code” (for definitions, please see pages 10–11 of the public draft ordinance, Appendix A to the Initial Study). The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Collection centers do not involve the processing of the recyclable materials, which is only allowed with a CUP in applicable designated zones. Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County. Supermarket Accessory Recycling Collection Centers proposed as an accessory use within zones C-1, C-2, C-3, C-M, as well as all industrial zones would be required to comply with CalRecycle requirements for the development of recycling collection centers. These uses would also be required to comply with existing development standards including setbacks from property lines; minimum distance from residential uses; avoidance of obstruction of pedestrian or vehicular circulation such that it is located on any parking spaces, driveway, aisles, vehicular back-up space, walkways, loading areas, fire lanes, trash enclosure areas, and landscape areas; and avoidance of the reduction of existing parking when accommodating square footage to be used for recycling collection facility. Additional requirements include that containers shall not be vertical stacked and be clearly labeled identifying materials stored, and materials for storage shall not exceed the total vertical height of the recycling collection facilities where materials will be visible. The CalRecycle requirements are set forth to meet the County’s waste diversion goals. The proposed revisions would allow Supermarket Accessory Recycling Collection Centers in the C-MJ, C-R, C-RU, MXD, MXD-RU designated zones. These uses would be ~~constructed~~established on existing parking lots, and no new structures will be built. Any construction resulting from compliance with development standards would be minimal and would not substantially alter the existing conditions for existing industrial uses such that exposing people or structures to significant wildfire risk, directly or indirectly, would result in loss, injury or death from wildfires would be adversely affected. Construction and maintenance of the improvements would be accomplished within the properties and would not exacerbate wildfire hazards or require lane closures or other temporary impairment of emergency response or evacuation route access that would result in direct or indirect injury or loss from wildfires. Therefore, the Supermarket Accessory Recycling Collection Centers would result in less than significant impacts 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. No further analysis is warranted.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The Storage Enclosures for Recycling and Solid Waste Revisions would result 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. Any new development or expansion of existing development would be 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. Additionally, the Ordinance would only apply to new development and expansion of existing development. Any new development would be subject to development requirement of HMAs. These revisions contain HMAs of both 25–50 percent slope and 50 percent-plus slope.¹³⁸ The proposed program would have less than significant impact on the integrity of these hillsides in relation to exacerbated wildfire risk in relation to injury, loss or death, as the Green Zones Program would comply with the HMA Ordinance and Hillside Design Guidelines that help preserve and enhance the physical integrity of hillsides. The County General Plan along with fire prevention regulations from the County Fire Department, Public Works and Department of Building and Safety, would also apply, includes vegetation management, pre-fire management and planning, fuel modification plan review program, brush clearance inspections, enforcement of fire and building codes regulations as they relate to fire prevention (Title 20, 21, 26, and 32) for development in FHSZs.^{139, 140} The fire prevention consist of fire access and road widths and clearances, access and circulation standards, fire flow and fire hydrant standards, brush clearances around structures within hillsides that are fire prone, defensible

¹³⁸ Los Angeles County Department of Regional Planning. May 2014. Figure 9.8: Hillside Management Areas and Ridgeline Management Map. In the Los Angeles County General Plan 2035. Available at <http://planning.lacounty.gov/generalplan/figures2015>

¹³⁹ 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>

¹⁴⁰ 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>

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.¹⁴¹

The construction of an onsite storage enclosure would not substantially alter the existing conditions such that existing structures would be impacted. The storage would be required to have fence or wall enclosures which the height of the stored items could not exceed and thereby would not intrude within circulation patterns and maintain clearances. The development standards for storage enclosures within a recycling and solid waste facility, located outside of a building, would 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. Municipal solid waste, recyclables, and compostable material containers would 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 would be deposited and stored in containers that have lids and are made of metal, and the containers would be maintained in good condition with no structural damage, holes, visible rust, or graffiti. The storage areas shall be accessible to residents, employees, and haulers at all times. The Storage Enclosures for Recycling and Solid Waste Revisions would not result in a substantial change, in addition to the development standards which require them to be kept in good condition and away from circulation clearances. Construction and maintenance of the improvements would be accomplished within the properties and would not expose people or structures to significant wildfire risks, directly or indirectly, resulting in loss, injury or death.¹⁴² Regulations and programs such as building codes, vegetation management, and inspections would reduce possibilities for potential damage to existing structures. Therefore, the Storage Enclosures for Recycling and Solid Waste Revisions would 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. No further analysis is warranted.

¹⁴¹ 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>

¹⁴² 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

2.21. MANDATORY FINDINGS OF SIGNIFICANCE

This analysis is undertaken to determine if the proposed program has the potential to result in significant impact, thus requiring the consideration of mitigation measures or alternatives in accordance with Section 15063 of the State CEQA Guidelines.¹ The analysis covers all program components that could result in a physical change to the environment. Specifically, potential impacts associated with the first four elements of the proposed program and the proposed change to the General Plan land use designations for select parcels located within the Green Zone Districts are evaluated with regard to the following:

- County of Los Angeles General Plan 2035²
 - Chapter 5 Planning Areas Framework
 - Chapter 6 Land Use Element
 - Chapter 7 Mobility Element
 - Chapter 8 Air Quality Element
 - Chapter 9 Conservation and Natural Resources Element
 - Chapter 10 Parks and Recreation Element
 - Chapter 11 Noise Element
 - Chapter 12 Safety Element
 - Chapter 13 Public Services and Facilities Element

- Los Angeles County Housing Element 2014-2021³
- Santa Clarita Valley Plan – One Valley One Vision⁴
- Antelope Valley Area Plan – Town & County
- Los Angeles County Code Title 22, Planning and zoning⁵
- Los Angeles County Hillside Management Ordinance⁶
- South Coast Air Quality Management District CEQA Handbook⁷
- Mohave Desert Air Quality Management District. California Environmental Quality Act (CEQA) and Federal Conformity Guidelines⁸
- Antelope Valley Air Quality Management District State Implementation Plan⁹
- Los Angeles County 2020 Community Climate Action Plan¹⁰
- Los Angeles County Significant Ecological Areas Program¹¹
- SCAG 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy¹²
- California Natural Diversity Database¹³

¹ California Code of Regulations. Title 14, Division 6, Chapter 3, Sections 15000–15387, Appendix G.

² http://planning.lacounty.gov/assets/upl/project/gp_final-general-plan.pdf

³ http://planning.lacounty.gov/assets/upl/project/housing_element.pdf

⁴ http://planning.lacounty.gov/assets/upl/project/ovov_2012-fulldoc.pdf

⁵ https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TTT22PLZO

⁶ <http://planning.lacounty.gov/hma>

⁷ South Coast Air Quality Management District. Air Quality Analysis Handbook. <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>

⁸ Mohave Desert Air Quality Management District. California Environmental Quality Act (CEQA) And Federal Conformity Guidelines. August 2016. Available at: <https://www.mdaqmd.ca.gov/home/showdocument?id=192>

⁹ Antelope Valley Air Quality Management District. Los Angeles County within the Mojave Desert Air Basin. <https://avaqmd.ca.gov/files/620c3957c/AV+Full+SIP+Table+2020+16+Jan.pdf>

¹⁰ Los Angeles County Department of Regional Planning. Los Angeles County 2020 Community Climate Action plan. Adopted 2015. Available at: <http://planning.lacounty.gov/ccap/background>

¹¹ <http://planning.lacounty.gov/site/sea/>

¹² <http://scagrtpscs.net/Pages/default.aspx>

¹³ <https://wildlife.ca.gov/Data/CNDDB>

- Environmental Conservation Online System¹⁴
- Green Zones Program – Environmental Justice Screening Method
- Geospatial analysis of planning, hazards, hydrology, infrastructure, transportation, and environmental data provided by the Los Angeles County Assessor’s Office, and the Los Angeles County GIS Data Portal¹⁵

	<i>Potentially Significant Impact</i>	<i>Less than Significant Impact with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				

While the proposed program would result in an overall improvement to the environment, it has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

The Green Zones Program is proposed for unincorporated areas of the County. The County proposes to adopt the County Green Zones Program to promote 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 would not involve any new construction or physical development and would not result in increased density. The Recycling and Waste Management revisions element of the Green Zones Program would result in providing a more streamlined and simplified process to permit new types of recycling processing facilities

¹⁴ <https://ecos.fws.gov/ecp/>

¹⁵ <https://egis3.lacounty.gov/dataportal/>

using newer technologies in order to meet State requirements, and to further define and provide specific regulations for automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities. Additionally, the revisions to Title 22 would result in more restricted locations where recycling and waste management facilities could be permitted ~~by restricting automobile dismantling yards. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from Hillside Management Areas (HMAs), Significant Ecological Areas (and SEAs). Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and Very High Fire Hazard Severity Zones (VHFHSZs). Additionally, in vessel), solid waste landfills and inert debris landfills would be 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~~ would be prohibited in Agricultural Resource Areas (ARAs). The Green Zones Program consists of the following five elements and the associated amendments to the County Zoning Code and General Plan:

Element 1 – Green Zone Districts

Element No. 1 consists of new development standards would result in a more stringent entitlement processes for specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses on other properties. Currently the zoning and land use designations for the eleven districts under consideration for proposed revision, allow some industrial uses in these communities by-right and others with a CUP and include standards for limited parking, signage, tree planting, and maximum floor area ratio (FAR) requirements. In order to retain consistency with the General Plan and Title 22 zoning code, as part of the General Plan Amendment Revisions, ~~27~~ 28 parcels are proposed for a zone change from M-2, to M-1. Similarly, as part of the General Plan Amendment Revisions, ~~14~~ 45 of the ~~27~~ 28 parcels proposed for a zone change within the Green Zone Districts area are proposed to be changed from the land-use designation of Heavy Industrial (IH) to the Light Industrial (IL) General Plan designation. The purpose of the general plan amendment and zone change is to ensure that the current general plan and zoning designations are consistent with the revisions proposed with Title 22, Green Zone Districts with regard to intensity of permitted industrial land uses. The new development standards and/or more stringent entitlement process would be retroactive to the 11 districts, and to future entitlements subject to a Conditional Use Permit (CUP). The new development standards would apply to specific industrial, recycling, or vehicle-related uses within Green Zone Districts within a 500-foot radius of existing sensitive uses, requiring the use of 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. The program requires the nonconforming uses to come into compliance within 3 to ~~7~~ 40 years of adoption of the Ordinance.

Element 2 – New Sensitive Uses

Element No. 2 consists of new development standards for New Sensitive Uses adjoining or adjacent to existing industrial, recycling, and solid waste, or vehicle-related uses. Currently the zoning and land use designations that permit sensitive uses do not have requirements for remediating the effects of incompatible adjacent uses. The Ordinance establishes the definition of sensitive uses to include 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, ~~in close proximity to existing industrial uses, permitted in the zones where they are located.~~ The existing zoning designations currently include development standards applicable to the above listed sensitive uses. However, the Ordinance expands these requirements to include development of new sensitive uses where these uses are adjacent to, or adjoining industrial, recycling or solid waste, or vehicle-related uses. The Ordinance includes standards for requiring the use of solid wall screening; expanded landscaping buffers between incompatible uses; standards for windows; placement of balconies; and air filtration devices. Construction activities for the proposed program would include landscaping barriers, ~~enclosures, fencing~~ open space, solid walls, ~~signage, lighting,~~ and air filtration as measures that would decrease impacts to new sensitive uses near or adjacent to existing industrial, recycling and solid waste, or vehicle-related uses (Chapter 22.130). These measures would be required where the Title 22 Ordinance implements new development standards for new 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 use to a place

of worship, ~~in close proximity adjacent to or adjoining legally-established, existing industrial, recycling or solid waste, or vehicle-related~~ uses.

Element 3 – Recycling and Waste Management Revisions

Element No. 3 includes revisions to Recycling and Waste Management standards and regulations, including supermarket accessory recycling collection centers. The County currently regulates recycling facilities as junk and salvage and solid waste facilities, which are allowable in M-2 and M-2.5 designated zones. The Ordinance would allow for permitting of new types of facilities including organic waste that would aid in the reduction of greenhouse gases and comply with State requirements. The new development standards and/or more stringent entitlement process for future recycling and solid waste facilities would be subject to a CUP, ~~an MCUP, and/or an SPR~~, and would include requirements for construction of improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards. These construction improvement requirements are already subject to current development standards. ~~The proposed revisions would prohibit automobile dismantling yards Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities from HMAs, SEAs, and VHFHSZs. Additionally, in-vessel organic waste facilities would be prohibited in ARAs.~~ would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. The Recycling and Waste Management Revisions, except for Supermarket Accessory Recycling Collection Centers, would require an applicant to obtain a CUP for primary uses, which is subject to discretionary approval by the County. Additionally, Supermarket Accessory Recycling Collection Centers would be permitted in currently developed supermarket locations in urbanized locations in the County.

Element 4 – Storage Enclosures for Recycling and Solid Waste Revisions

Element No. 4 would add additional requirements to current development requirements for solid waste and recycling storage enclosures including increased enclosure wall height, a roof, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. These revisions to the Ordinance would only apply to new development and expansion of existing development.

In addition to the revisions to Title 22, the project would also include a General Plan Amendment to ensure consistency with the proposed revisions to Title 22. The project's General Plan Amendment component consists of text changes to policies in Chapter 3 (Guiding Principles), Chapter 6 (Land Use Element), Chapter 13 (Public Services and Facilities Element), 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 SB 1000 and existing environmental justice language in the General Plan.

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 Land Use Designation for a subset of those parcels for consistency and in support of the goals of addressing incompatible land uses.

Element 5 – Addition of New Uses and Re-defining/Categorizing Uses Title 22

Element No. 5 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 recategorizing junk and salvage and auto-dismantling yards under recycling facilities to allow for improved regulation with new development standards for these types of uses. 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). Also makes changes to various sections in Division 10 (Community Standards Districts), including language in Application of Community Standards Districts to Property (22.300.030) and Community Standards Districts for the following communities: Avocado Heights (22.308), East LA (22.316), and Florence-Firestone (22.324), to be consistent with new development standards in the overlapping Green Zone Districts (Chapter 22.84). Also 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 in the ordinance.

Green Zones Element No. 5 was determined to not have the potential to result in a physical change to the environment. As a result, this element of the Green Zones Program is not included in the environmental document. Element No. 5 consists of revisions that would redefine and recategorize recycling and waste management uses only. No changes to development standards, permitting requirements, or changes to where these uses would be permitted is being proposed in this element of the Ordinance. As a result, this element of the Green Zones Program was not included in the environmental analysis in this document.

The potential implementation of additional permitting and development standards that would apply to most industrial commercial, and residential zoning designations in the County, and may include landscaping barriers, enclosures, fencing, solid walls, signage, lighting, and air filtration as measures to decrease impacts to surrounding sensitive uses. The revisions to the County Zoning Code (Title 22) would result in providing a more streamlined and simplified process to permit new types of recycling processing facilities using newer technologies in order to meet State requirements, and would further define and provide specific regulations for automobile dismantling yards, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities. Additionally, the proposed program would provide additional standards for storage enclosures for recycling and waste management facilities.

These development standards would potentially have no-substantially adverse impact impacts to biological resources that would reduce habitat or drop species population levels. However, in threaten a species' continued existence. In the absence of mitigation measures or conditions of approval, the Green Zones Program would result in potentially have the potential for significant impacts in relation to conflict with local policies and ordinances protecting biological resources, specifically adverse effects on species identified as candidate, sensitive, or special status species, and migratory birds; sensitive natural communities, federal, state or federally protected wetlands; oak trees, and migratory birds and woodlands; or conflicts with local policies and ordinances protecting biological resources (Section 2.4, *Biological Resources*).

Similarly, implementation of the development standards required as a result of the proposed program would have the potential for significant direct impacts to archaeological and Tribal cultural resources. As documented in the Conservation and Natural Resources Element of the County General Plan 2035, the unincorporated territory of the County has an extensive known period of occupation by indigenous people and subsequent occupation by diverse non-indigenous cultures. The potential exists for remnants of these pre-historic and historic period occupations to remain buried in *in situ* soils that underly existing and future waste management facilities, and dedicated recycling facilities. Improvements required in conjunction with the proposed program that require excavation or grading of soils, such as walls, enclosures, and landscaping planting have the potential to result in the discovery of currently unknown archeological and Tribal cultural resources. The development of the Green Zones Program would result in ground disturbance, particularly with regard to the construction of barrier walls, the construction of enclosure buildings, and the planting of landscaping. Ground disturbance is expected to reach a depth of approximately 3 feet; therefore, excavation associated with the program developments may reach native undisturbed soils that contained buried archeological deposits. Fourteen tribes have been identified as having traditional, cultural, or ancestral ties to the land affected by the proposed development standards (Section 2.5, *Cultural Resources*; Section 2.18, *Tribal Cultural Resources*). Since precise locations are unknown, the potential would exist to adversely affect significant archeological and Tribal cultural resources that constitute examples of the major periods of California history or prehistory that may not be able to be reduced to below the level of significance through the incorporation of mitigation measures, requiring the consideration of alternatives in an EIR.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

The proposed program would result in an overall improvement to the environment. Other than the potential for impacts to air quality, biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, utilities and services systems, and Tribal cultural resources, there would be only short-term construction impacts.

To avoid impacts to air quality during construction, best management practices (BMPs) to avoid impacts would be implemented, including fugitive dust abatement. Although significant impacts to air quality are not anticipated, and it is also anticipated that the long-term impact of the proposed program would result in an improvement to air quality, this issue area is being carried forward for further analysis to ensure that the findings will be consistent and in alignment with the findings of the Health Impact Assessment.

Potential impacts to biological resources (candidate, sensitive, or special status species; sensitive natural communities; federal wetlands; migratory birds; and oak trees) could occur. Candidate, sensitive, or special status species; sensitive natural communities; federal wetlands; and Oak trees are not located at all sites affected by the Green Zones, and individual projects may not require removal of oak trees. However, there is the potential for cumulative impacts.

The location of archaeological and Tribal cultural resources is generally unknown, and unanticipated discoveries may result in a significant impact to these resources.

Transport of hazardous materials was identified to potentially result in significant impacts at select locations within the project area. However, hazardous materials would be transported in full compliance with federal, state, and local rules and regulations.

Implementation of the development standards required as a result of the proposed program would have the potential for significant direct impacts to hazards and hazardous materials. A review of the CalEPA EnviroStor database indicates that there are 168 hazardous waste sites in the Green Zones Program area. A review of GeoTracker sites indicates 585 hazardous sites in the Green Zones Program Area, and Geo Tracker UST identifies 238 hazardous sites in the Green Zones Program area. BMPs would be used during construction. Additionally, at locations of known deposits of hazardous materials, a Phase I Environmental Site Assessment (ESA) would be prepared to ensure the safety of construction workers, sensitive receptors, and schools. However, due to the high number of identified contaminated sites, and the industrial uses of potentially affected parcels, this issue area has been carried forward for additional analysis.

Implementation of the development standards required as a result of the proposed program would have the potential for significant direct impacts to hydrology and water quality. Although the proposed program would result in long-term environmental benefits, implementation of the development standards required as a result of the proposed program would in the potential for increased stormwater runoff and potential contaminated runoff due to an increase in impermeable surfaces as a result of the requirement in the ordinance for paving of currently unpaved surfaces.

Implementation of the development standards required as a result of the proposed program would have the potential for significant direct impacts to land use and planning. The proposed program includes a zoning change for 27 ~~28~~ parcels and a general plan amendment for 14 ~~45~~ parcels. This may result in potential for impacts related to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. As a result, this issue area has been carried forward for further analysis.

Implementation of the development standards required as a result of the proposed program would have the potential for significant direct impacts to noise during construction in relation to generation of a substantial temporary increase in noise levels in the vicinity of the project in excess of standards established by the County, and with generation of excessive groundborne vibration and groundborne noise levels. Although BMPs including noise barriers will be implemented during project construction, there is the potential for exceedance of County noise thresholds.

Implementation of the development standards required as a result of the proposed program would have the potential for significant direct impacts to utilities and services systems relating to sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. Although landscaping will be installed that is drought tolerant, the use of water for landscaping installation and maintenance will need to be further analyzed.

Therefore, the proposed program would have the potential to result in impacts that are individually limited but cumulatively considerable, requiring the consideration of mitigation measures and alternatives in an EIR.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The proposed program would result in an overall improvement to the environment, and the proposed program is expected to result in less than significant impacts in relation to effects on human beings ~~by air quality and human remains~~, either directly or indirectly.

To avoid impacts to air quality during construction, BMPs to avoid impacts would be implemented, including fugitive dust abatement. Although significant impacts to air quality are not anticipated, and it is also anticipated that the long-term impact of the proposed program would result in an improvement to air quality, this issue area is being carried forward for further analysis to ensure that the findings will be consistent and in alignment with the findings of the Health Impact Assessment.

A review of the CalEPA EnviroStor database indicates that there are 168 hazardous waste sites in the Green Zones Program area. A review of GeoTracker sites indicates 585 hazardous sites in the Green Zones Program Area, and Geo Tracker UST identifies 238 hazardous sites in the Green Zones Program area. BMPs would be used during construction. Additionally, at locations of known deposits of hazardous materials, a Phase I Environmental Site Assessment (ESA) would be prepared to ensure the safety of construction workers, sensitive receptors, and schools. However, due to the high number of identified contaminated sites, and the industrial uses of potentially affected parcels, this issue area has been carried forward for additional analysis.

Implementation of the development standards required as a result of the proposed program would have the potential for significant direct impacts to hydrology and water quality. Although the proposed program would result in long-term environmental benefits, implementation of the development standards required as a result of the proposed program would in the potential for increased stormwater runoff and potential contaminated runoff due to an increase in impermeable surfaces as a result of the requirement in the ordinance for paving of currently unpaved surfaces.

Implementation of the development standards required as a result of the proposed program would have the potential for significant direct impacts to noise during construction in relation to generation of a substantial temporary increase in noise levels in the vicinity of the project in excess of standards established by the County, and with generation of excessive groundborne vibration and groundborne noise levels. Although BMPs including noise barriers will be implemented during project construction, there is the potential for exceedance of County noise thresholds.

No observed geotechnical abnormalities would pose a risk to health or human life that is not reasonably overcome through adherence to building codes. The proposed program would not interfere with emergency access of evacuation routes and no work would occur within airport safety zones in regard to the transport of hazardous materials. The proposed program would not construct habitable structures in a FEMA floodplain and would not result in the redirection of floods. The proposed program would result in no impacts to land use and planning through the physical division of an established community.

Potential impacts have been identified to hazards and hazardous materials, hydrology and water quality, and noise that could cause substantial adverse effects on human beings, either directly or indirectly. In addition, although significant impacts to air quality are not anticipated, and it is also anticipated that the long-term impact of the proposed program would result in an improvement to air quality, this issue area is being carried forward for further analysis to ensure that the findings will be consistent and in alignment with the findings of the Health Impact Assessment. Therefore, the consideration of mitigation measures and alternatives in an EIR is required.

SECTION 3

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- Patricia Hachiya, AICP, Supervising Regional Planner

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<i>Contributor:</i>	<i>Title:</i>	<i>Area of Responsibility:</i>
Marie C. Campbell	President	Principal-in-Charge
Eric Charlton	Senior Environmental Compliance Specialist / GIS Manager	Project management / Initial Study author GIS analysis
Laura Male	Environmental Compliance Specialist / Assistant CEQA Team Manager	Project management / Initial Study author
Laura Razo	Senior Environmental Design and Compliance Associate	Initial Study author
Carrie Chasteen	Historic Resources Manager	Initial Study review
Jolene Mason	Biological Resources Manager	Initial Study review
Daniel Woodward	Archaeological Resources Manager	Initial Study review
Aimee Frappied	Environmental Compliance Specialist	Initial Study author
Megna Murali	Environmental Compliance Coordinator	Initial Study author
Isis-Amanda Amoah	Environmental Compliance Coordinator	Initial Study author
Rory Baker	Environmental Compliance Intern	Initial Study author
Kasey Conley	Architectural Historian Coordinator	Initial Study author
Diana Gray	Senior Archaeological Resources Coordinator	Initial Study author
Brandon Lotts	Biological Resources Coordinator	Initial Study author
Matthew Adams	Senior Technical Editor	Document production
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Deshawn Brown	GIS Analyst	GIS analysis
Alexandra Hamilton	GIS Analyst	GIS analysis
Eugene Ng	Senior Graphic Designer	Graphics
Jonathan Cain	Project Management Officer	Project oversight

SECTION III RESPONSES TO COMMENTS

A. INTRODUCTION

The Draft Program Environmental Impact Report (PEIR) for the Los Angeles County Green Zones Program (Green Zones Program, or program) was circulated on December 17, 2020, for a formal 45-day public review period ending on February 1, 2021. During the review period, the County received a total of five comment letters on the Draft PEIR, which are listed in Table III.A-1, *List of Commenters on the Draft PEIR*.

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15088(a), “[t]he lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The lead agency shall respond to comments raising significant environmental issues received during the noticed comment period and any extensions and may respond to late comments.” In accordance with these requirements, this section of the Final PEIR provides responses to each of the written comments received regarding the Draft PEIR during the public review period. The responses are provided below in Section III.B, *Comments and Responses*, of this Final PEIR.

Section III.B, *Comments and Responses*, presents the comment letters, which are organized chronologically by the following type of commenting agency or entity: (1) federal, (2) sovereign nations, (3) state agencies, (4) local agencies, (5) organizations, and (6) individuals. Each letter has been assigned a number followed by a letter (Table III.A-1), and each comment within each letter has also been numbered and annotated in the right margin (for example, the first comment from CalRecycle is labeled **Comment 3A-1**).

**TABLE III.A-1
LIST OF COMMENTERS ON THE DRAFT PEIR**

Letter Number	Summary of Written Comments
1. Federal Agencies (none)	
2. Sovereign Nations (none)	
3. State Agencies	
3A	CalRecycle
4. Local Agencies	
4A	Los Angeles County Sheriff’s Department
5. Organizations	
5A	Communities for a Better Environment (CBE)
5B	Liberty Hill Foundation
5C	East Yard Communities for Environmental Justice (EJCEJ)
6. Individuals (none)	

B. COMMENTS AND RESPONSES

1. FEDERAL AGENCIES

No comments were received from federal agencies.

2. SOVEREIGN NATIONS

No comments were received from sovereign nations.

3. STATE AGENCIES

Letter No. 3A



January 29, 2021

Tahirah Farris
Los Angeles County Department of Regional Planning
320 W. Temple St., 13th Floor
Los Angeles, CA 90012
tfarris@planning.lacounty.gov

Subject: SCH No. 2020060242 – Green Zones Program Draft Environmental Impact Report – Los Angeles County

Dear Ms. Farris:

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments on the proposed project and for your agency’s consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

PROJECT DESCRIPTION

The Los Angeles County Department of Regional Planning, acting as Lead Agency, has prepared and circulated a Notice of Completion (NOC) of a Draft Environmental Impact Report (EIR) in order to comply with CEQA and to provide information to, and solicit consultation with, Responsible Agencies in the approval of the proposed project. The Green Zones Program aims to provide 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 in alignment with state environmental justice initiatives, including the Planning for Healthy Communities Act (SB 1000). The proposed program will also regulate recycling and solid waste facilities in support of Senate Bill 1383 that focuses on waste diversion and the California Global Warming Solutions Act of 2006 (SB 32 and SB 535).

COMMENTS

The Los Angeles County Department of Public Health is the solid waste Local Enforcement Agency (LEA) for Los Angeles County and responsible for providing regulatory oversight of solid waste handling activities, including permitting and inspections. Solid waste handling and disposal activity project applicants should reach out to their LEA early in the process to discuss permitting and regulatory requirements. Please contact Dorcas Hanson-Lugo at 626.430.5540 to discuss the regulatory requirements for site specific solid waste handling and disposal activities.

3A-1

CalRecycle has developed guidance regarding the CEQA process as it relates to solid waste handling and disposal activities -

<https://www.calrecycle.ca.gov/SWFacilities/Permitting/CEQA/Toolbox/>.

CONCLUSION

CalRecycle staff thanks the Lead Agency for the opportunity to review and comment on the environmental document and hopes that this comment letter will be useful to the Lead Agency in carrying out their responsibilities in the CEQA process.

CalRecycle staff requests copies of any subsequent environmental documents, copies of public notices and any Notices of Determination for this proposed project.

3A-2

If the environmental document is adopted during a public hearing, CalRecycle staff requests 10 days advance notice of this hearing. If the document is adopted without a public hearing, CalRecycle staff requests 10 days advance notification of the date of the adoption and proposed project approval by the decision-making body.

3A-3

If you have any questions regarding these comments, please contact me at 916.341.6413 or by e-mail at jeff.hackett@calrecycle.ca.gov.

Sincerely,



Jeff Hackett, Manager
Permits & Assistance South Section
Permitting & Assistance Branch

cc via email:

Dorcas Hanson-Lugo, LEA, dlugo@ph.lacounty.gov
Benjamin Escotto, CalRecycle, Benjamin.escotto@calrecycle.ca.gov
State Clearinghouse - state.clearinghouse@opr.ca.gov

Response to Comment No. 3A-1:

CalRecycle stated that future solid waste handling and disposal projects proposed under the Green Zones Program should contact the Local Enforcement Agency, which is Los Angeles County Department of Public Health, for early permitting and regulatory requirements. The County will continue to coordinate with CalRecycle as future discretionary projects are proposed under the Green Zones Program. This comment is noted for the record and will be forwarded to the decision-makers for review and consideration.

Response to Comment No. 3A-2:

As requested in this comment, the County will provide CalRecycle with copies of any subsequent environmental documents, public notices, and the Notice of Determination for the Green Zones Program. This comment is noted for the record and will be forwarded to the decision-makers for review and consideration.

Response to Comment No. 3A-3:

As requested in this comment, the County will provide CalRecycle with 10 days' notice prior to public hearings, which are expected to occur in the summer of 2021. This comment is noted for the record and will be forwarded to the decision-makers for review and consideration.

4. LOCAL AGENCIES

Letter No. 4A



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ALEX VILLANUEVA, SHERIFF



January 29, 2021

Ms. Tahirah Farris, Regional Planner
Los Angeles County
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 910012

Dear Ms. Farris:

**REVIEW COMMENTS
NOTICE OF COMPLETION AND AVAILABILITY
OF DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
GREEN ZONES PROGRAM
[PROJECT NO. 2018-003209-(1-5)]**

Thank you for inviting the Los Angeles County Sheriff's Department (Department) to review and comment on the December 2020 Notice of Completion and Availability of a Draft Program Environmental Impact Report (Draft PEIR) for the Green Zones Program (Program). The proposed Program would be implemented throughout the unincorporated areas of the Los Angeles County (County) that contain applicable zoning designations and associated land use designations as indicated in the Draft PEIR, dated December 10, 2020. The County is providing zoning requirements for industrial uses, vehicle-related uses, and recycling and solid wastes use including regulation of recycling and solid waste facilities. In addition, the proposed Program would also include a General Plan Amendment and a Zone Change for 28 parcels and proposed land use category designated for 15 of those parcels located in the communities of Florence-Firestone, West Rancho Dominguez-Victoria, West Carson, and Willowbrook.

Although these changes do not reflect on a specific project at this time, the proposed amendments may affect the level of service required by our

4A-1

Department when a proposed project is contemplated. The increase in recycling and solid waste facilities and auto salvage yards may potentially attract vandalism and theft, which may contribute to an increase in law enforcement services needed. In addition, under Section V, Project Alternatives, Section 8. Public Services, it indicates that sheriff stations will be subjected to Element 4 - Storage Enclosures for Recycling and Solid Waste Revisions requiring specific development and maintenance standards to be implemented at existing and future sites. While this may not be a significant environmental impact, it will be an economic impact to the County and individual Department budgets.

4A-1,
cntd

4A-2

In addition, the Department recommends that the County considers whether the proposed amendments for development on properties meet the general principles of Crime Prevention through Environmental Design.

4A-3

Also, for future reference, the Department provides the following updated address and contact information for all requests for reviews comments, law documents, and other related correspondence:

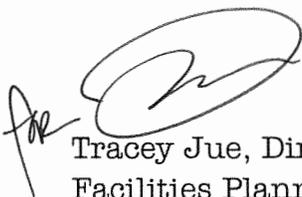
Tracey Jue, Director
 Facilities Planning Bureau
 Los Angeles County Sheriff's Department
 211 West Temple Street
 Los Angeles, California 90012

Attention: Planning Section

Should you have any questions regarding this matter, please contact me at (323) 526-5667, or your staff may contact Ms. Rochelle Campomanes of my staff, at (323) 526-5614.

Sincerely,

ALEX VILLANUEVA, SHERIFF



Tracey Jue, Director
 Facilities Planning Bureau

Response to Comment No. 4A-1:

The Green Zones Program further restricts land use designations where recycling and solid waste facilities are a permissible use. Countywide, pallet yards, recycling collection facilities, recycling processing facilities, organic waste, and solid waste facilities would be prohibited from HMAs and SEAs. Additionally, pallet yards, chipping and grinding, and mulching facilities would be prohibited in HFHSZs and VHFHSZs, solid waste landfills and inert debris landfills would be 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 would be prohibited in ARAs. Therefore, any new facilities will be consistently regulated and permitted through a discretionary process. The Green Zones Program would create an avenue for permitting where it is currently lacking and not in line with state laws. Additionally, the Green Zones Program would allow the County to better regulate these facilities when they are proposed.

Response to Comment No. 4A-2:

The letter raises concerns about new facilities affecting the Sheriff Department's level of service, an increase in recycling and solid waste facilities, and auto salvage yards that may potentially attract vandalism and theft, which may increase the need for Sheriff services and cause potential economic impacts to County and individual Department budgets.

The Green Zones Program would not establish any new recycling and solid waste facilities, and any new facilities would be consistently regulated and permitted through a discretionary process. The Green Zones Program would create an avenue for permitting certain types of facilities, such as organic waste and recycling processing, where it is currently lacking and not in line with state laws. Additionally, the Green Zones Program would allow the County to better regulate these facilities when they are proposed.

The comment raises questions about the economic impacts of the Green Zones Program on other County Departments but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment has been noted for the record and will be forwarded to the decision makers for their review and consideration.

Response to Comment No. 4A-3:

The revisions to Title 22 as part of the Green Zones Program include standards that meet the general principles of Crime Prevention through Environmental Design (CPTED). CPTED is a multi-disciplinary approach of crime prevention that uses urban and architectural design and the management of built and natural environments. CPTED strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime. CPTED is based on the principle that proper design and effective use of buildings and public spaces in neighborhoods can lead to a reduction in the fear and incidence of crime, and an improvement in the quality of life. The January 2021 International Organization for Standardization (ISO) published standard ISO 22341:2021 promotes best practices and voluntary compliance with the principles and available approaches, strategies, and processes for implementing CPTED.^{1,2} The four main principles of CPTED are as follows:³

- 1. Natural Surveillance:** Providing opportunities for surveillance can reduce the attractiveness of crime targets. Also known as “eyes on the street”, this principle can be achieved by providing clear sightlines between public and private places; avoiding blind corners in pathways, stairwells, hallways, and parking lots; locating

¹ International CPTED Association. N.D. The International Crime Prevention Through Environmental Design Association. Available at: <https://www.cpted.net/> (accessed February 24, 2021).

² ISO. 2021. ISO 22341:2021(en). Security and resilience — Protective security — Guidelines for crime prevention through environmental design. Available at: <https://www.iso.org/obp/ui/#iso:std:iso:22341:ed-1:v1:en> (accessed February 24, 2021).

³ City of Penrith, Australia. 2014. Penrith Development Control Plan 2014. Section 1.2.5, Safety and Security (Principles of Crime Prevention Through Environmental Design). Available at: https://www.penrithcity.nsw.gov.au/images/documents/services/health-safety/Crime_Prevention_Through_Environmental_Design_Control_Plan.pdf (accessed February 24, 2021).

entries that are clearly visible from the street; designing fences that maximize natural surveillance from the street to the building and from the building to the street and minimize opportunities for intruders to hide; installing security grilles, shutters, and doors that allow natural observation of the street; installing effective lighting in public places that does not produce glare or dark shadows; and ensuring that landscaping does not obstruct natural surveillance or provide a place to hide or entrap victims.

2. **Access Control:** Physical and symbolic barriers can be used to attract, channel, or restrict the movement of people, minimizing opportunities for crime. Effective access control can be achieved by ensuring building are clearly identified by street number; providing clear entry points; creating landscapes and physical locations that channel and group pedestrians into target areas; using vegetation as barriers to deter unauthorized access; using building materials/security that reduces the opportunity for intruder access; restricting access to internal areas or high-risk areas such as loading or service areas; ensuring there are appropriate security measures in place commensurate for the range of land uses within a building/development; and ensuring that parking areas are clearly identifies by signage to prevent unintended access to and assist persons trying to find their car.
3. **Territorial Reinforcement:** Users of spaces or areas who feel that they have some ownership of public space are more likely to gather and enjoy that space. This principle that the ownership of space increases the likelihood that people who witness crime in or adjacent to that space will respond by quickly reporting it or by attempting to prevent it can be achieved by having distinct transitions/boundaries between the public and private areas and by clearly defining spaces to express a sense of ownership and reduce illegitimate use/entry.
4. **Space Management:** Public space that is attractive and well maintained is inviting to users and becomes a well-used space. This principle that an appropriately utilized and well-cared-for space will increase the likelihood that people who witness crime in or adjacent to that space will respond by quickly reporting it or by attempting to prevent it can be achieved by creating a “cared for” image through proper maintenance regimes; rapidly repairing vandalism and graffiti, replacing burned out lighting, and removing or refurbishing decayed physical elements; using materials that reduce the opportunity for vandalism; and encouraging design that promotes pride and a sense of place for the community.

As described in Table III.E-2, *Development Standards*, in Section III, *Project Description*, of the Draft PEIR, the revisions to Title 22 require installation of walls, incorporation of landscaping setbacks, minimum landscaping requirements with drought-tolerant trees, enclosed buildings for operations and storage areas near sensitive uses, minimum office and restroom requirements for recycling collection facilities, view-obstructing fences or walls around outdoor recycling and solid waste storage areas, air filtration systems, on-site vehicular circulation (including ingress/egress) designed in such a way that it does not impede with any other permitted activities and avoids impacts on the public right-of-way and nearby sensitive uses, a gap of at least 10 feet between pallet storage and surrounding walls, perimeter identification signs for pallet yards and recycling collection facilities as well as organic waste facilities, use of impervious surfacing and well-maintained operations and storage areas for pallet yards, adequate lighting at pallet yard sites and recycling processing facilities as well as solid waste facilities, daily maintenance of pallet yards, secure storage of recycling and organic waste materials, regular maintenance of recycling collection facilities and recycling processing facilities, informational signage at recycling processing facilities that meet County Code requirements, dust prevention measures, and so forth.

These standards require security walls, landscaping, setbacks, lighting, signage, and trash and recycling enclosures that are consistent with the four principles of CPTED:

1. **Natural Surveillance:** installing effective lighting in public places that does not produce glare or dark shadows.
2. **Access Control:** ensuring facilities are clearly identified by informational signage; using vegetation as barriers to deter unauthorized access; restricting access to internal areas or high-risk areas such as loading or service areas; and ensuring there are appropriate security measures in place.
3. **Territorial Reinforcement:** having distinct transitions/boundaries between the public and private areas and by clearly defining spaces to express a sense of ownership and reduce illegitimate use/entry.

4. **Space Management:** creating a “cared for” image through proper maintenance regimes and encouraging design that promotes pride and a sense of place for the community.

The cumulative effects of the improvements, which will enhance security lighting and create a buffer between sensitive uses and industrial uses, is a benefit to aesthetics from public viewpoints. Additionally, the program will provide overall enhancements for environmental health through reduction in noise, visual blight, and odors and other hazardous air emissions.

5. ORGANIZATIONS

Letter No. 5A

Sent Via Email

February 1, 2021



Communities for a Better Environment
6325 Pacific Blvd., Suite 300
Huntington Park, CA 90255

Los Angeles County Department of Regional Planning
GreenZones@planning.lacounty.gov

RE: Comments on L.A. County Revised Draft Green Zones Ordinance, Draft Program Environmental Impact Report, and Draft Health Impact Assessment

To the Los Angeles Department of Regional Planning:

We, the members of Communities for a Better Environment and our allies, appreciate the opportunity to comment on the revised draft Green Zones ordinance amending Title 22 of the Los Angeles County Code, promulgated along with a Draft Program Environmental Impact Report and a Draft Health Impact Assessment.

As stated in our previous letter commenting on the initial public draft Green Zones ordinance, which is attached to this letter, we remain concerned about the opportunity for meaningful public participation after the comment period for the revised ordinance is closed. The continuing Covid-19 pandemic has especially hit the residents of Southeast Los Angeles, making public outreach a huge challenge. Presently, many affected community members are unable to access the crucial agency documents on which we comment in this letter due to a lack of access to necessary technological devices. While 45 days were given for public comment, a 60-day comment period¹ is more appropriate given the release date around the holidays and the importance of such an ordinance, particularly for environmental justice communities that may have not had adequate access to review the released documents. Although we have strived to capture the primary sentiments of affected communities in this letter, our comments in this letter are certainly not exhaustive of all community members' concerns about the deficiencies in the revised draft ordinance, and we continue to engage with these communities to ensure that their voices may be heard during this public, regulatory process.

5A-1

We note that the revised draft Green Zones ordinance made numerous revisions to the previous draft that further aim to improve the environmental conditions in environmental justice communities, and we commend DRP for listening to community members in this regard.

5A-2

¹ 14 C.C.R. § 15105(a) (allowing public review of a draft EIR for up to 60 days).

Northern California Office
340 Marina Way
Richmond CA 94801
510.302.0430

Southern California Office
6325 Pacific Blvd, Suite 300
Huntington Park, CA 90255
323.826.9771

However, given CBE’s involvement in the groundtruthing efforts in Walnut Park, we had hoped that DRP would have created much more robust protections for disadvantaged communities exposed to increased public health burdens. Communities of color and low-income communities have historically been forced to live with discriminatory land use policies that have meant living with soil, air, and water that are sources of toxic exposure. As such, the revised Green Zones ordinance simply does not go far enough to achieve its stated public health purpose—and, in fact, does not even clearly state a regulatory purpose or make specific findings to this effect. DRP should add a definitive statement of purpose of the Green Zones ordinance, setting forth the public health goals of the Green Zone communities and explaining how the ordinance fits into the bigger picture of environmental and human health policies throughout the County.

5A-2,
cntd

Furthermore, despite DRP’s representation that it “seeks to develop ways to improve coordination among various regulatory agencies” through the Green Zones ordinance,² the ordinance still fails to incorporate specific measures addressing agency oversight and enforcement of violations against noncompliant industrial facilities. Community members have always believed that the lack of transparency and accountability when regulating industrial uses is a significant contributor to disproportionate health impacts for nearby residents. The revised Green Zones ordinance fails to incorporate simple measures to clarify the role of DRP and the South Coast Air Quality Monitoring District in monitoring and enforcing violations of the ordinance. DRP also should commit to meaningful coordination with other agencies such as the Los Angeles County Department of Public Health when siting new industrial facilities affected by the Green Zones ordinance, to ensure that human health impacts are mitigated to the maximum extent.

5A-3

Finally, the changes from the prior version of the Green Zones ordinance are minimal, lack substantial explanation or reasoning to support the sufficiency of those measures to improve public health conditions, and do not clearly advance the overarching goal to address health concerns in environmental justice communities. Although DRP made some changes in the revised ordinance to address our past comments, the revised ordinance still contains the same issues we previously raised. In essence, the revised ordinance, on its face, fails to achieve the degree of protection necessary to shield the County’s most vulnerable citizens, as DRP says it is committed to doing.

5A-4

California courts and the U.S. Supreme Court have long recognized the authority of local governments to use their police and zoning powers to enact local prohibitions and restrictions, provided that they are not in conflict with general laws.³ DRP has been working to implement these zoning updates since 2015. It is crucial for DRP to include durable and effective measures to reduce exposure to public health risks in Green Zone communities, because the zoning

5A-5

² Draft PEIR, at III-3.

³ Cal. Const. art. XI §§ 5, 7 (“A county or city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws.”); Cal. Pub. Res. Code § 3690; *Richeson v. Helal*, 158 Cal. App. 4th 268, 277 (2007).

amendments will shape the future of development in the County and will have long-lasting impacts on affected communities. The current Covid-19 pandemic has continued to expose the disproportionate public health burdens imposed on environmental justice communities,⁴ creating an even greater need to take meaningful action through the Green Zones ordinance to mitigate these health risks. We respectfully request that the County revisit its proposed Green Zones ordinance again to strengthen the protections for residents of disadvantaged communities, supported by sound scientific judgment and guided by the community members themselves, to guarantee both short-term and long-term improvements in public health conditions within the communities that DRP recognizes to be the most vulnerable.

5A-5,
cntd

I. Include definitive statements of regulatory purpose and findings to clarify how the Green Zones ordinance fits into the County’s broader policy framework.

If the purpose of the Green Zones ordinance is to protect residents of environmental justice communities from adverse health impacts, the ordinance should say as much in clear declarations of purpose and findings, codified in the Los Angeles County Code.

Currently, there is no robust declaration of purpose or other findings in the revised ordinance, aside from a vague statement in the preamble that the ordinance seeks “to promote environmental justice by providing zoning requirements for industrial uses, vehicle-related uses, and recycling and solid waste uses that may disproportionately affect the health of residents living in communities surrounding these land uses.”⁵ Proposed Section 22.84.010 also states vaguely that the Green Zones “are established to promote environmental justice in communities that are disproportionately affected by toxic pollutants and contaminants generated from various land uses over time,” with the intent for the new land use regulations in the ordinance to “minimiz[e] potential adverse health and safety impacts.”⁶ These barebones statements are insufficient to establish that DRP’s purpose for the ordinance is to advance the interests of environmental justice communities in ways that fulfill the County’s other obligations under state and county law, and in ways that actually improve the health conditions of affected communities.

5A-6

DRP referenced several applicable state laws relevant to environmental justice in the notice accompanying the new proposed ordinance and draft Program Environmental Impact Report—specifically, SB 1000, SB 1383, AB 32, and SB 535.⁷ Furthermore, the PEIR lists DRP’s explicit objectives for the Green Zones Program, including to “improve the health and quality of life” for residents living in Green Zone Districts and near incompatible land uses, in ways that are aligned

5A-7

⁴ See Tony Barboza et al., *Coronavirus Ravages Poorer L.A. Communities While Slowing in Wealthier Ones, Data Show*, L.A. Times (May 28, 2020), <https://www.latimes.com/california/story/2020-05-28/coronavirus-surge-in-poor-l-a-county-neighborhoods-reveals-two-americas>.

⁵ Revised Public Draft Green Zones Ordinance, at 1 (Dec. 10, 2020).

⁶ *Id.* at 35.

⁷ Notice of Completion and Availability of Draft Program Environmental Impact Report for Green Zones Program, at 1.

with SB 1000 and the California Global Warming Solutions Act of 2006.⁸ However, the ordinance does not include any findings or declarations of purpose explaining how the new restrictions on industrial uses within the Green Zones is consistent with those laws. Adding declarations of purpose similar to those contained in the PEIR would show that DRP is committed to these goals as part of the statutory revisions to the Los Angeles County Code, rather than revealing these purported regulatory goals in non-binding regulatory documents.

5A-7,
cntd

In particular, SB 1000 requires counties to include an environmental justice element in the general plan, identifying objectives and policies to (A) reduce pollution in disadvantaged communities, (B) create opportunities for community participation in the decision-making process, and (C) advance programs that address communities' needs.⁹ The draft ordinance should incorporate language and findings showing how the measures in the ordinance help to meet these enumerated goals of environmental justice elements required by SB 1000, beyond stating vaguely that the proposed restrictions will "promote environmental justice" and "minimize" health impacts. It is vital that DRP place legislative purposes referencing these mandates and policies at the forefront of the Green Zones ordinance, in clear and strong terms, to avoid any confusion about how the restrictions in the ordinance should be interpreted in the future.

5A-8

Moreover, DRP has the opportunity to promote greater harmony between the Green Zones ordinance and the County's Sustainability Plan, released in August 2019.¹⁰ The Sustainability Plan seeks to decrease rates of childhood asthma, decrease diesel particulate matter significantly, and achieve attainment of federal and state ambient air quality standards for particulate matter and ozone. The Sustainability Plan also aims to reduce toxicity-weighted concentrations of emissions in disadvantaged communities by 40% by 2035, and by 80% by 2045.¹¹

5A-9

Based on our review of the PEIR and the Health Impact Assessment, the revised Green Zones ordinance does not attempt to estimate any emissions reductions that will result from the new mitigation measures imposed on the regulated industrial facilities. The absence of any findings about the effect of the Green Zones program on emissions of harmful air pollutants calls into question whether the measures taken under the ordinance will actually advance public health interests, in line with DRP's purported purpose of the Green Zones program and consistent with the County's Sustainability Plan. DRP should revise the ordinance and the PEIR to include findings about estimated overall emissions reductions from the Green Zones program, which will assist the public and members of the affected community to understand the true impacts of the proposed ordinance on human health conditions. If DRP determines that the current draft ordinance does not advance the goals of the Sustainability Plan by reducing emissions of air

5A-10

⁸ Draft PEIR, at I-4, III-4.

⁹ Cal. Gov't Code § 65302(h)(1).

¹⁰ Los Angeles Countywide Sustainability Plan (Aug. 2019), *available at* <https://ourcountyla.lacounty.gov/wp-content/uploads/2019/07/OurCounty-Final-Plan.pdf>.

¹¹ *Id.* at 26.

pollutants, that determination would be a clear signal that the ordinance must impose meaningful restrictions on industrial uses to a much greater extent than in the current proposal.

5A-10,
cntd

II. Adopt more stringent measures to restrict industrial activities within the Green Zones to the degree necessary to address adverse public health impacts.

Despite DRP’s purported public health purposes behind the Green Zones program, the revised ordinance still does not go far enough to regulate the affected incompatible industrial uses in a manner that actually reduces the public health burdens imposed on neighboring communities. In our prior letter, we raised several areas of concern regarding measures that the Green Zones ordinance can and should take, but the revised ordinance does not address these concerns to a meaningful degree. DRP should incorporate additional features into the revised ordinance that would minimize the types of permitted industrial uses within the necessary health and safety buffer zone from sensitive uses, reduce the timeframe for facilities to comply with new requirements in Conditional Use Permits, offer more guidance to facilities about those best practices, and create a stronger role for DRP and community members to monitor and enforce violations. In addition, DRP should revise the PEIR to consider project alternatives with more protective measures than the revised ordinance, to provide transparency to the community regarding the potential health benefits that could result from even less industrial activity in Green Zone communities. These changes are necessary to harmonize the ordinance with DRP’s objectives to protect environmental justice communities, and to address the concerns of community members in the Green Zones suffering from adverse impacts from nearby industrial facilities.

5A-11

A. Rezone industrial uses.

The draft ordinance still provides no mechanism to rezone certain industrial uses that impose significant pollution burdens on surrounding neighborhoods, like scrap metal facilities such as the Central Metal Inc. facility in Huntington Park identified in our previous letter. The proposed changes in the revised ordinance do not sufficiently mitigate the harmful health impacts from these existing nonconforming pollution sources, which produce significant amounts of pollution that will still cause health problems across a wider radius, even after implementing the required mitigation measures in the ordinance. Allowing some existing facilities not listed in Proposed Section 22.84.020(A)(3) to continue to operate within 500 feet of sensitive receptors¹² will continue to plague nearby residents with harmful air pollution, noise, and other adverse environmental conditions, leading to avoidable and irreversible health consequences. The ordinance also exempts existing facilities operating pursuant to a discretionary land use permit from terminating their activities until the permit expires,¹³ calling into question whether any existing facilities enumerated in Section 22.84.020(A)(3) will be affected by the ordinance in the short term, or even within the generous compliance timeframe envisioned in the revised

5A-12

¹² Revised Public Draft Green Zones Ordinance, at 36.

¹³ *Id.* at 38.

ordinance. DRP should provide a framework to require additional types of facilities to be phased out and relocated, instead of merely adopting new development standards and CUP requirements for those facilities.

5A-12,
cntd

Furthermore, the 500-foot compliance zone for covered industrial uses, recycling and solid waste facilities, and vehicle-related uses¹⁴ is simply not sufficient to protect communities from adverse impacts from those facilities. These types of land uses have been shown to cause greater human health harms within a larger radius than 500 feet.¹⁵ Separating hazardous and sensitive land uses has been shown to be a very effective means of reducing these health risks, raising recent calls for a 2,500-foot buffer zone around oil and gas operations from sensitive uses to protect residents from significant exposure to harmful air pollution.¹⁶ In the Clean Up Green Up ordinance, the City of Los Angeles approved a buffer zone of 1,000 feet from freeways, requiring all residential units within the buffer zone to install mandatory air filters to protect residents from respiratory health issues resulting from vehicle emissions.¹⁷ The same public health justifications exist for residents living close to industrial facilities regulated under the Green Zones ordinance, which expose communities to similar amounts of harmful air pollution and accompanying public health risks compared to oil and gas operations and freeways. Therefore, in order to ensure the protection of nearby residents, DRP should extend the buffer zone for compliance with the new development standards and mitigation requirements within Green Zones to 2,500 feet from a sensitive receptor.

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B. Reduce compliance timeframe for existing industrial uses.

Proposed § 22.84.040 of the revised ordinance reduces the time period for compliance with the new requirements in Conditional Use Permits from 10 years to 7 years, decreases the time period for compliance with enclosure requirements from 10 years to 7 years, and decreases amortization periods for nonconforming uses to 7 years.¹⁸ DRP provided little to no explanation of these changes, but as we explained in the previous comment letter, DRP should tighten compliance timeframes even further.

5A-13

First, there is no justification to grant any industrial uses more than 5 years to come into compliance with new CUP requirements. Zoning codes throughout the state often require legal but nonconforming uses to comply with new requirements in much less time than the seven years contemplated in the revised ordinance.¹⁹ We acknowledge that in order to implement best practices for environmental protection and mitigation of human health risks contemplated under

¹⁴ *Id.* at 36.

¹⁵ See Draft PEIR Appendix C, Letter from East Yard Communities for Environmental Justice, at 6.

¹⁶ See STAND-L.A., <https://www.stand.la/campaign-updates.html>.

¹⁷ LA City Clean Up Green Up, <https://calgreenzones.org/los-angeles-clean-up-green-up/>.

¹⁸ Revised Public Draft Green Zones Ordinance, at 54-56, 152.

¹⁹ Fillmore, California Code of Ordinances § 6.04.3015; Mission Viejo, California Code of Ordinances § 9.28.020; Whittier, California Code of Ordinances § 18.62.070(A)(4)(a).

the revised ordinance, businesses surely will be responsible to make significant investments in their planning processes and implementation procedures. However, the seven-year period under the revised ordinance still allows businesses to delay their efforts to meet these obligations for several years before taking any steps. It does not serve community residents to enable businesses to operate according to current practices, without any requirements to implement mitigation measures or begin the process to undertake necessary planning studies, for such a long period of time. We believe that a shorter timeline of five years gives businesses more than enough time to complete the necessary planning processes to comply with new development standards and mitigation measures, while simultaneously making it difficult for businesses to wait to take action.

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We also still believe that requiring businesses to submit compliance plans to DRP, updated annually, will allow the County to assist facilities to comply with the new requirements in the ordinance in the most efficient and effective manner to protect the health of community residents. DRP's ability to enforce development standards through CUPs does not necessarily translate to facilities actually implementing best practices that produce the most effective results, and DRP has sufficient resources to respond to facilities' yearly plans where needed and engage with facilities directly throughout the implementation process.

5A-15

Second, DRP should also reduce the timeframe to phase out the prohibited nonconforming uses in Green Zones identified in Proposed Section 22.84.020(A)(3) to five years.²⁰ DRP has not explained why these businesses require a period of seven years to fully amortize their existing operations; as we noted in our last letter, the City of Culver City recently determined that oil and gas operations—a similar type of industrial use to the enumerated prohibited industrial uses in the revised ordinance, but with higher capital costs than the prohibited uses—only need a five-year amortization period.²¹ DRP should expedite the timeline for these nonconforming uses to terminate operations, which DRP acknowledges is necessary to protect the health and safety of residents in the Green Zone communities.

5A-16

Third, as we commented in our last letter, signage requirements included in the revised ordinance should be implemented within one year of the ordinance. Unlike new best practices to be included in CUPs, creating these signs requires affected businesses to incur very little cost, and installing signs at the facilities takes little time or effort. There is no reason that businesses need three years to complete their signage obligations, and DRP should hold businesses accountable to the community on a faster timeframe.

5A-17

²⁰ Revised Public Draft Green Zones Ordinance, at 37.

²¹ See William D. Cheek *et al.*, Capital Investment Amortization Study for the City of Culver City Portion of the Inglewood Oil Field (May 29, 2020), available at <https://www.culvercity.org/files/assets/public/documents/city-manager/inglewood-oil-field/bakerobrienreportandexhibi.pdf>.

Fourth, a faster transition to cleaner and safer industrial operations will also allow for a faster transition to stable job opportunities in the Green Zone communities. The ordinance does not address the need for these communities to have expanded employment opportunities within their neighborhoods, and we believe there will be significant opportunities for additional labor and expertise for facilities to comply with the Green Zones ordinance, by implementing best practices or terminating operations to allow for more appropriate land uses. Expediting the compliance timeframe will serve Green Zone communities not only by relieving their existing health burdens, but also by revitalizing their economic and employment prospects.

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C. Reduce operating hours for industrial uses and incorporate cleanup obligations within development standards.

The new ordinance amends operating hours for affected industrial uses, prohibiting any operations after 6:00 pm during the workweek. Some operations are still allowed starting at 8:00 am, such as pallet yards and other outdoor operation activities such as truck loading and unloading.²² These operation hours should be limited to a time period between 8:00 am and 5:00 pm to protect communities from excessive activity throughout the day and ensure sufficient time for quiet enjoyment. Such a limitation is particularly important in light of the ongoing pandemic, where many residents in Green Zone communities are required to undertake childcare duties at home due to schools being closed for in-person instruction, exposing residents and their children to prolonged noise, odors, and dust from nearby facilities. Ensuring that industry operations are required to cease at 5:00 p.m. will create stronger, lasting protections for community members from exposure to harmful air pollutants throughout the day.

5A-18

Furthermore, the changes to the ordinance did not include development standards for cleanup activities at industrial facilities, as we previously requested. Generic statements that facilities “shall be maintained in a clean, safe and sanitary condition at all times”²³ are insufficient to hold facility operators accountable for past contamination of air, soil, and water resources. The ordinance merely requires “Phase 1” studies for contamination on certain sites located near the boundary of Superfund Sites.²⁴ While future mitigation measures to reduce possible future contamination is beneficial to disadvantaged communities in the long term, DRP should include more substantial requirements to remediate existing and known contamination on these nonconforming sites and other publicly accessible spaces near polluting facilities, which would ensure that existing disproportionate public health impacts are addressed in a meaningful way.

5A-19

²² Revised Public Draft Green Zones Ordinance, at 53 (Proposed § 22.84.030(E)(1)); *id.* at 87 (Proposed § 22.140.650(D)(13)).

²³ For example, see Revised Public Draft Green Zones Ordinance, at 87 (requiring pallet yards to “be kept in a clean, safe, and sanitary condition at all times”).

²⁴ See *id.* at 42, 50.

D. *Improve inspections, monitoring, and enforcement requirements for all industrial facilities.*

One of the primary concerns of environmental justice communities living among incompatible industrial land uses is the extent of agency oversight and enforcement of land use restrictions on those industrial facilities. New restrictions and mitigation measures that insulate neighboring residents from externalities associated with industrial activities are only as effective as far as they are implemented, and as long as sufficient enforcement measures exist to impose repercussions on bad actors and deter future violations. In the County Sustainability Plan, one of the highlighted goals is to create a “more inclusive and accountable governance structure in order to build stronger communities and better informed policy and programs.”²⁵ Despite this aspiration in other County plans, there does not appear to be a clear path to achieving this sentiment in the Green Zones ordinance.

5A-20

The revised ordinance offers little comfort that DRP or other agencies will ensure that regulated industrial facilities abide by the requirements of Conditional Use Permits. Under the ordinance, violations will be reported to DRP, but the ordinance does not specify what the agency can or must do with a violation report.²⁶ The only new requirements are for industrial uses to post signs identifying the agencies to which community members may report violations—DRP and South Coast Air Quality Management District—along with contact information for each and the hours of operation.²⁷ It is within the County’s authority to include in the ordinance procedural or substantive requirements for DRP when receiving and processing violation reports, including through the measures identified in our previous letter. DRP can dedicate necessary resources to enhanced enforcement by creating an ombudsperson position within the agency, with the responsibility to respond to complaints from community members and enforce those complaints against the noncompliant facilities. As we noted in our last letter, the Los Angeles Sanitation Department created an ombudsperson position for these purposes as part of the LA City Clean Up Green Up initiative,²⁸ which can serve as a useful model for DRP to enforce the Green Zones ordinance. These additional agency enforcement measures are crucial for accountability, transparency, and adequate enforcement of the new zoning requirements prior to issuing notices of violations to facilities out of compliance.

5A-21

Additionally, DRP again represents, as it did in the previous draft ordinance, that its revised ordinance “seeks to develop ways to improve coordination among various regulatory

5A-22

²⁵ Sustainability Plan, at 9; <https://ourcountyla.lacounty.gov/goals/goal-11>.

²⁶ For example, see Revised Public Draft Green Zones Ordinance, at 49.

²⁷ *Id.*

²⁸ LA City Clean Up Green Up, <https://calgreenzones.org/los-angeles-clean-up-green-up/>. See also Fresno Southwest Specific Plan, at 8-11, <https://www.fresno.gov/darm/wp-content/uploads/sites/10/2016/10/SouthwestFresnoBookPublicReviewDraft051017red.pdf> (creating a similar local ombudsman position).

agencies.”²⁹ However, the ordinance does not provide any clarification about how DRP seeks to achieve this objective with respect to enforcement, despite requiring facilities to post signs allowing for violations to be reported to SCAQMD. As we noted in our last letter, DRP must explain how it intends to coordinate with other agencies when implementing and enforcing the Green Zones ordinance, which is necessary for DRP and other relevant agencies to be accountable to community members.³⁰

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The lack of robust transparency and accountability in the revised ordinance shows that the ordinance does not address the goals of the County’s Sustainability Plan, despite a clear opportunity to do so. Specifically, one of the medium-term goals identified in the Sustainability Plan is to expand the role of the Department of Public Health in enforcing regulations at industrial facilities.³¹ The revised ordinance fails to expand the role of DPH to monitor and enforce the new restrictions applicable to industrial uses within the Green Zones districts, and the County can and should include such measures as part of the Green Zones ordinance. These measures are necessary to hold the County accountable for responding to violations, and to ensure that violators face necessary repercussions to remediate the public health impacts and deter future violations.

5A-23

Furthermore, DRP should increase community involvement in the enforcement process as part of the Green Zones Program. Another identified goal of the Sustainability Plan is to include and utilize air monitoring data from the fencelines of industrial facilities, as well as throughout disadvantaged communities, in order to strengthen regulations and achieve greater enforcement of those regulations.³² The revised ordinance does not include any reference to community monitoring data and does not include measures to increase the support for community monitoring or the role of community members in reporting violations, beyond merely calling the identified agency phone numbers in the required signage. In the end, the County should take the opportunity to revise the ordinance to include robust measures that harmonize the Green Zones program with these goals and objectives of the Sustainability Plan, including through greater community involvement through monitoring and enforcement, rather than seeking to implement those goals through fractured and piecemeal initiatives.

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E. Include guidance for best practices in Conditional Use Permits alongside the Green Zones ordinance.

The revised ordinance includes requirements to be included in CUPs that facilities incorporate “best practices” for operation and site maintenance,³³ and require new findings to be made before

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²⁹ Draft PEIR, at III-3.

³⁰ See also Draft PEIR Appendix C, Letter from East Yard Communities for Environmental Justice, at 5 (calling for the creation of a Green Zones Interagency Task Force to be included in the Green Zones ordinance).

³¹ Sustainability Plan, at 28.

³² *Id.* at 28, 32.

³³ For example, see Revised Public Draft Green Zones Ordinance, at 87.

approving new CUPs.³⁴ These general findings, in the absence of additional clarity, are not enough to guide the regulated facilities to implement the most effective measures to mitigate health impacts in surrounding neighborhoods.

Although it may be impracticable to include a detailed description of the various best practices in the ordinance itself, at the very least, the County should require DRP to issue binding guidance to implement the new requirements of the CUPs that describe those best practices in detail and technical specificity. As we previously noted, other agencies commonly issue guidance on environmental and sustainability best practices in the context of environmental justice policy, such as the 2017 Independent Review Panel Report from the Department of Toxic Substances Control.³⁵ DRP can and should incorporate these same best practices and reference materials into the “best practices” referenced in the Green Zones ordinance, whether by explicitly referencing those practices in the ordinance itself (for instance, in Proposed Section 22.84.030(B)) or by issuing a guidance document alongside the ordinance.

DRP’s guidance would provide another opportunity for the County to establish additional discretionary factors that facilities must consider when implementing the new CUP requirements, including those specific to disadvantaged communities that adequately ensure that facilities are responsive to the needs of surrounding neighborhoods. As more justification to add a section of legislative purpose and findings, the County could restrict DRP’s discretion to identify such factors by noting that the purpose of the ordinance, and the best practices contemplated under the ordinance, is to carry out the function of SB 1000, guaranteeing that DRP’s oversight is done with the protection of the health of Green Zone communities at the forefront of its determinations.

The County also failed to cross-reference other existing tools in the ordinance, such as CalEnviroScreen (CES), that aid DRP and industrial facilities in assessing the environmental impacts associated with new CUPs for particular facilities. As we explained in our previous letter, DRP can use CES in various ways to improve the effectiveness of best practices, to tailor CUPs to particular environmental conditions in the immediate vicinity of the facility, and to prioritize enforcement of facilities in particularly burdened neighborhoods.³⁶ The County should add findings or binding requirements in the revised ordinance to confirm the utility of CES in the planning, implementation, and enforcement processes for new CUP requirements.

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³⁴ *Id.* at 43-44. Additional findings are required for other types of facilities elsewhere in the ordinance.

³⁵ Department of Toxic Substances Control, Process Improvements Summary, <https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/04/DTSC-Process-Improvements-Summary-November-9-2017.pdf>.

³⁶ See Attachment, at 7-8.

F. Expand the categories of industrial facilities covered by the Green Zones ordinance.

The revised ordinance addressed some of our previous concerns, including by adding a definition of “gas manufacture” to clarify the types of gas manufacture facilities that are prohibited within 500 feet of sensitive receptors.³⁷ Nevertheless, the ordinance still leaves some categories of polluting industrial facilities outside the scope of the list of prohibited nonconforming uses, such as scrap metal facilities which remain listed under the umbrella of “recycling processing facilities” and are subjected only to new CUP requirements.³⁸ Scrap metal facilities constitute a type of industrial use with significant externalities and human health impacts, and many community residents living nearby these facilities commonly identify them as a nuisance. DRP should include scrap metal facilities as a prohibited use within 500 feet of sensitive uses in Green Zone districts, and DRP can designate defined zones for these scrap metal facilities and other related industrial uses similar to how San Diego County has established the Green Industrial Auto Park for all auto repair businesses.³⁹

5A-27

G. Require interagency coordination when siting new industrial facilities.

As part of the Green Zones ordinance, the County should require DRP to coordinate directly with DPH, Sustainability Plan planners, and other health-based agencies when siting new facilities covered by the ordinance, with the goal to minimize adverse public health effects in the planning stage. The most effective means by which the harmful effects of incompatible land use can be mitigated or eliminated is through communication and collaboration between all agencies involved. This includes consulting local air districts as well as regulatory agencies at the regional, state, and federal level, for planning purposes as well as monitoring and enforcement of zoning requirements for industrial facilities. Although the ordinance strives to respond to existing public health concerns in disadvantaged communities resulting from these industrial-use facilities, the ordinance fails to address planning considerations for siting new facilities in a sufficient manner to ensure that environmental justice communities will not continue to be harmed by incompatible land uses.

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Currently, the only requirement under the ordinance is for new facilities sited within 500 feet of defined sensitive uses to comply with the setback requirements of Proposed Sections 22.84.030, 22.84.040, and 22.84.050.⁴⁰ Allowing new facilities to be built anywhere in environmental justice communities, subject only to the 500-foot setback and the new CUP requirements, will continue to perpetuate the disproportionate environmental and health burdens imposed on Green Zone communities. The PEIR projects that 903 new industrial parcels covered by the ordinance

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³⁷ Revised Public Draft Green Zones Ordinance, at 2.

³⁸ *Id.* at 104, 114-15.

³⁹ National City: The Environmental Health Coalition, <https://calgreenzones.org/national-city-the-environmental-health-coalition-ehc/>.

⁴⁰ Revised Public Draft Green Zones Ordinance, at 36-37.

could be developed over the next 21 years,⁴¹ so it is crucial that these forecasted new industrial facilities are sited in optimal locations to protect public health to the maximum extent possible.

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DRP should not make siting decisions in its planning process on its own, without direct coordination with health or environmental agencies. Those other agencies can offer technical and scientific expertise that can enable DRP to understand the repercussions of locating a new facility in a particular community, especially when using CES as an overlay to identify the existing communities with the most severe health burdens. As noted above, the PEIR asserts that the Green Zones Program as a whole “seeks to develop ways to improve coordination among various regulatory agencies,” with the purpose to prevent future environmental harms in disadvantaged communities,⁴² but the proposed ordinance fails to require agency coordination in siting new facilities for public health purposes. The County should add agency coordination requirements in the ordinance to clarify DRP’s role to prioritize public health protection for Green Zone communities when siting new facilities.

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H. Revise the EIR to consider additional alternatives that are more stringent than the revised Green Zones ordinance.

The analyzed project alternatives in the PEIR are all less protective than what the proposed ordinance does, but the County did not include any alternatives that go further—such as completely banning all new or existing covered industrial uses within 500 feet of sensitive receptors.⁴³ The failure to consider more protective alternatives skews the County’s analysis, and the County has not articulated any explanation or justification for rejecting more stringent alternatives that would be significantly more protective of public health in Green Zone communities.

5A-31

The PEIR notes ten areas of controversy, with some proposing more restrictive prohibitions against the use of industrial facilities adjacent to residential uses.⁴⁴ However, the only alternatives considered in the PEIR are (1) a no-action alternative, (2) an alternative to reduce the number of Green Zone communities identified in the ordinance, and (3) an alternative to remove retroactive compliance requirements for existing facilities within Green Zones.⁴⁵ The County should expand the types of alternatives considered in the PEIR to include more restrictive options consistent with the areas of controversy identified in the PEIR itself, which would provide the public—and community members within Green Zones—with the opportunity to assess the viability and effects that would result if the County pursued those more restrictive measures.

⁴¹ Draft PEIR, at IV-5.

⁴² *Id.* at III-3.

⁴³ *Id.* at I-8.

⁴⁴ *Id.* at I-5–I-6.

⁴⁵ *Id.* at I-8–I-9.

I. Include closed industrial facilities within the scope of the ordinance and incorporate groundtruthing data and feedback into the Health Impact Assessment.

As DRP is aware, CBE and other environmental justice organizations participated in DRP’s extensive groundtruthing process prior to the release of the first draft Green Zones ordinance. As noted above and in our previous letter, CBE and our partners were particularly concerned about a metal recycling facility in Walnut Park called Central Metal Inc., which many community members considered to be a nuisance and a key source of harmful air pollution. Although the facility has since ceased operations, the facility has not been removed or rezoned, and the significant groundwater contamination resulting from the facility’s prior operations has not been remedied or addressed in any meaningful way. Many residents in the area rely on the contaminated groundwater as a source of drinking water, directly exposing those residents to unnecessary and severe health risks.

The current draft of the Green Zones ordinance does not include any measures addressing what happens to nonconforming land uses once their operations cease, as required under the Green Zones ordinance, and the ordinance also fails to address existing sites with closed facilities that may require substantial remediation efforts to improve conditions in the affected communities. DRP can and should explain in the ordinance how current facility operators will be responsible to shut down their facilities as required under the ordinance, as well as prescribing the operators’ responsibility to conduct necessary remediation at the facility site to clean up any contamination resulting from the facility’s operations. These remediation measures are vital for the long-term health and safety of communities that are already overburdened by public health risks from operating facilities.

That this category of facilities goes unregulated in the Green Zones ordinance is further supported by the absence of groundtruthing data in the draft Health Impact Assessment. Rather than analyzing actual data from industrial facilities (such as the Walnut Park metal recycling facility) collected in the Green Zone communities prior to the release of a draft ordinance, the HIA simply forecasts the potential pollution burdens and ensuing health impacts from a hypothetical case study of a facility that conducts all of the affected industrial land uses at the same site, a scenario which the HIA acknowledges is unrealistic.⁴⁶ This hypothetical assessment in the HIA fails to address existing pollution burdens and health risks within the Green Zone communities, which DRP represents is the purpose of producing the HIA in the first place. DRP should revise the HIA to include tangible assessments of existing conditions in Green Zone communities to show how the proposed measures of the ordinance will actually serve to improve those documented conditions, which we understand was a driving purpose for DRP to conduct the groundtruthing process with CBE and other organizations in the first place.

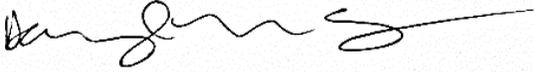
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⁴⁶ See Draft PEIR Appendix D, Draft Programmatic Health Impact Assessment, at 18-35.

The members at Communities for a Better Environment and our allies appreciate the opportunity to submit these comments on the revised Green Zones ordinance, and we hope to continue working with the County to help build healthier and more just communities.

Signed,



Darryl Molina-Sarmiento
Executive Director
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eliminating racism
empowering women
ywca
greater los angeles



Attachment

August 24, 2020

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RE: Comments on L.A. County Draft Green Zones Ordinance

To the Los Angeles Department of Regional Planning:

We, the members of Communities for a Better Environment and our allies, appreciate the opportunity to comment on the draft Green Zones ordinance amending Title 22 of the Los Angeles County Code.

The passage of a Green Zones ordinance is important and while we understand the urgency of creating an ordinance we would like to comment on the difficulty of having meaningful public participation from the Southeast Los Angeles community as the pandemic rages through it. As early as May, CBE raised concerns about whether the pandemic would hamper public participation. We see public participation as crucial to the democratic process and we believe that all residents should be given the opportunity to have their voices be heard. The last months have been challenging in that there are many residents who are limited in engaging because they do not have the access to necessary technological devices, and as noted in previous letter the lack of resources in the community is something that existed pre-pandemic. Despite these setbacks, we are presenting comments that we have gathered through the last few months, but please recognize these comments are not exhaustive as many people in the community were unable to participate due to the lack of resources to engage in this public process.

As a key community partner during the groundtruthing and public outreach processes informing this ordinance, we have first-hand experience of the health and environmental impacts poor planning and lack of regulation of industrial uses in L.A. County has had on environmental justice communities. These comments will recommend how the ordinance can better improve these practices through the planning and zoning code.

What we found during the groundtruthing process only documented what our community has always known—that a lack of oversight from the County over industrial uses and lack of investment in green and community spaces damage the health and wellbeing of the communities who live there. To the surprise of many members in our community, the Green Zones ordinance does not work to remedy past planning practices by investing in new green spaces or providing for their development. While such an endeavor may require coordination between County agencies outside the scope of the planning

department, this ordinance can make key changes that would help better empower healthy communities now, as well as facilitate greater interagency coordination necessary for future efforts.

I. Rezone industrial uses.

The industrial uses that have the greatest health impacts on the community should be rezoned rather than merely setting new performance and development standards. There are several facilities in our community, such as Central Metals, Inc. at 8201 Santa Fe Ave in Huntington Park that have operated in violation of their Conditional Use Permit in the past and continue to be a nuisance in our communities. Applying new development standards to these facilities, many of which will not occur for several years, is insufficient to remedy the damage these facilities have caused to our community members. These facilities should be rezoned through the ordinance and phased out of our communities due to the ongoing environmental and health impacts the facilities pose.

The draft Green Zones Ordinance does little meaningful rezoning that would help revitalize areas that have been impacted by the worst polluters such as Central Metals. While the ordinance creates new Green Zone districts that would prohibit certain industrial uses located within 500 feet of a sensitive use,¹ this would not cover scrap metal recycling facilities and automobile dismantling yards that are the worst offenders in the communities we organize. As a result, we suggest various zoning changes that would help address facilities such as Central Metals as well as facilitate the development of more green spaces in Green Zones districts.

There are several green zones initiatives throughout California that have helped remedy past land use practices specifically through rezoning. In particular, CBE recommends that Los Angeles County look to the zoning changes contained in Fresno's Southwest Specific Plan as an example for zoning changes that attempt to remedy incompatible land uses while supporting environmental justice communities and the development of new green spaces.² Some of these zoning changes can provide examples to the Los Angeles Green Zones Ordinance.

The Fresno Southwest Specific Plan identified "incompatible land uses and zoning with nearby residential land uses," and made "recommendations for rezoning and facilities which should be phased out or relocated."³ Based on the specific character of different districts, Fresno revised its zoning code to include specific plan zoning to permit or prohibit various uses. A goal of the rezoning was to transform long-overlooked areas by both "preserv[ing] the community's assets as well as enhance[ing] the community's

¹ Draft Green Zones Ordinance, p. 35.

² Fresno Southwest Specific Plan, at 4-4, <https://www.fresno.gov/darm/wp-content/uploads/sites/10/2016/10/SouthwestFresnoBookPublicReviewDraft051017red.pdf>.

³ Id. at 1-9.

image and quality.”⁴ Fresno had to balance residential and industrial considerations. Several parts of Fresno’s plan do more to revitalize mixed use areas for the benefit of residents than the current draft of LA County’s Green Zones ordinance. For example, the City designated certain industrial areas nearby residential areas to be “employment districts” with the purpose of supporting businesses that provided walkable services to the community. In these office-restricted districts, the zoning code was modified to prohibit auto repair and auto dismantling services, while permitting businesses such as veterinary, health, and food services.⁵ We recommend that similar designations be made within Green Zones districts to allow the phase-out of auto repair services, auto dismantling yards, and scrap metal processing facilities. These facilities greatly contribute to the pollution in our communities without providing a public benefit and should be relocated elsewhere in the county.

An additional goal of any green zones policy should also include the revitalization of once neglected spaces. While the Green Zones Ordinance provides certain landscaping development standards that would impact individual properties, the ordinance does little to designate new green spaces or attract new investment to open spaces or vacant lots. The Fresno Southwest Specific Plan goes further than the draft Green Zones Ordinance through public and semi-public districts that are meant to increase community access to parks and other outdoor spaces.⁶ While the City is working to build and revitalize open spaces through the coordination of several citywide initiatives, changes in the zoning code can help incentivize the creation of new green spaces. This includes the dual land use designation of new parks, open space, and public facilities, so that alternative public development can occur if those facilities are not needed, or so that public open spaces can be developed alongside existing residential areas.⁷

II. Reduce compliance schedule timeframe for existing industrial uses to adapt to new requirements.

The Green Zones Ordinance proposes that existing facilities have up to 10 years to comply with the changes this ordinance makes to the current zoning code. We feel that 10 years is too long, and facilities must be asked to comply with the new zoning code in a shorter timeframe. Facilities that require a Site Plan review have 3 years to comply with signage requirements, 5 years to comply with landscaping, surfacing, and other development standards, and 10 years to enclose the facility.⁸ Facilities that require a Conditional Use Permit (“CUP”) have 5 years to comply with signage and other development standards, and 10 years to comply with other CUP requirements, such as employing environmental “best practices” and reducing air, soil, and noise contamination.⁹ Signage requirements, that impose little cost on businesses, should occur

⁴ Id. at 1-1.

⁵ Id. at 4-4.

⁶ Id. at 6-11.

⁷ Id. at 3-2–3-6.

⁸ Draft Green Zones Ordinance, pp. 50-51.

⁹ Id.

within a year of implementation of the ordinance, while certain development standards may occur on a 2-3 year timeframe. We believe, however, that changes to business operations meant to promote environmental best practices as required by the CUP have the greatest potential to transform our communities, and business should be required to meet these requirements prior to the 10 years after passage of this ordinance.

Implementation of environmental best practices can require significant investment as well as time for businesses to build their compliance plans and gain necessary expertise to implement best practices. If businesses can wait until a year before this 10-year deadline, it is unlikely that they will achieve these changes on the proposed timeframe. Therefore, we recommend a shortened compliance schedule of 5 years for existing facilities to comply with new CUP requirements. Additionally, facilities should be required to submit updated plans for the eventual implementation of environmental best practices to the county on an annual basis so that the county can help facilities achieve compliance on the shortest possible timeframe and utilizing the most robust environmental protections.

Several zoning codes in California require legally existing but nonconforming industrial uses to comply with new zoning requirements in a period of less than 10 years. For example, the cities of Fillmore and Mission Viejo give properties a n amortization schedule of one year to three years to comply with zoning requirements.¹⁰ In the zoning code in Whittier, nonconforming uses have different abatement periods ranging from one year to twenty years depending on the use. For outside storage, the abatement period is one year.¹¹ Abandoned structures must be abated immediately.¹² We recommend a similar timeline for new requirements, such as the paving of impermeable surfaces for storage of outdoor material, to apply to the facilities regulated by this ordinance.

We appreciate that the County plans to apply new requirements to legally existing uses, however, the County has the authority to impose these requirements on a similar timeframe to the abatement periods for nonconforming uses cited above. The limit to the County's authority to phase-out nonconforming uses is the amortization period for the impacted business. However, new CUP requirements would provide impacted businesses with the opportunity to continue to operate and would not require a full amortization period, so the County has the authority to impose these new requirements on a shorter timeline. Regardless, the City of Culver City recently found that the amortization period for oil and gas wells is less than 5 years.¹³ Given that most legally-existing uses in Green Zones districts have lower capital costs than the average oil and gas well, this amortization period is likely shorter and would justify a maximum of 5 years to comply with the new Green Zones requirements.

¹⁰ Fillmore, California Code of Ordinances Sec. 6.04.3015; Mission Viejo, California Code of Ordinances Sec. 9.28.020.

¹¹ Whittier, California Code of Ordinances Sec. 18.62.070(A)(4)(a).

¹² Whittier, California Code of Ordinances Sec. 18.62.070(B)(1).

¹³ Capital Investment Amortization Study for the City of Culver City Portion of the Inglewood Oil Field,
<file:///Users/jonbogda/Downloads/BakerOBrienReportandExhibi.pdf>.

III. Reduce operating hours for industrial uses within Green Zones and expand development standards to include cleanup.

The ordinance's proposed operating hours from 7 am to 8 pm are excessive when they operate so close to sensitive uses.¹⁴ This 13-hour workday is in excess of some of the most permissive restrictions on hours of operation near sensitive or residential areas and should be reduced. For example, California's public resources code restricts the operation of power equipment within 300 feet of any occupied dwelling to between the hours of 7:00 a.m. and 7:00 p.m., a 12-hour workday.¹⁵ We urge the County to limit the operating schedule from 8 am to 5 pm. Many of our members have lived alongside operating facilities and have had to endure non-stop activity from some very busy facilities. This has often amounted to noise pollution or even idling of trucks.

In addition, the development standards such as landscaping standards for individual properties and building requirements are not sufficient to help our communities.¹⁶ Many industrial facilities have already contributed to pollution throughout our communities and the development standards in the ordinance do not address who is responsible for this cleanup. At a minimum, we urge the County to develop standards for cleaning already contaminated facilities as well as open public spaces.

IV. Improve inspections and identify a compliance officer to ensure better compliance among all industrial facilities.

Many facilities in our community already operate in violation of their CUP. This ordinance will not have its desired impact if the County does not improve its system for inspecting facilities in violation of the zoning code and coordinate better with other responsible agencies in the County. This includes creating a process for inspecting recycling centers newly regulated by the ordinance.

LA County DRP claims that the GZ Ordinance will also, "[i]mprove coordination among County, regional, State, and federal environmental regulators and agencies."¹⁷ There is no explicit language in the draft ordinance explaining how this will occur.

In contrast, the LA City CUGU ordinance specifically provides for enhanced enforcement activities through the creation of an ombudsperson position within the Los Angeles Sanitation Department (LASAN). The ordinance established an ombudsperson position within LASAN to, among other responsibilities, respond to community

¹⁴ Draft Green Zones Ordinance, p. 48.

¹⁵ California Public Resources Code Sec. 4516.5.

¹⁶ Draft Green Zones Ordinance, pp. 42-48.

¹⁷ LA County Department of Regional Planning Green Zones Presentation, July 2020, Slide 30.

complaints about nuisance businesses and coordinate with city departments and regulators to enforce any violations.¹⁸

In the first year and a half of the CUGU ordinance’s existence, the ombudsperson, “conducted visits with more than 100 businesses in the three communities, and worked closely with council offices, community organizations, and neighborhood councils to make local establishments aware of programs that can clean up and green up their operations.”¹⁹ In addition, members of the Los Angeles Collaborative for Environmental Health and Justice participated in the Los Angeles Department of Water & Power’s (LADWP’s) Community Partnership Grant Program. They conducted affirmative outreach efforts to “local mom-and-pop businesses” with the intention of promoting cost-saving LADWP sustainability programs.

Additionally, the Fresno Southwest Specific Plan provides for a local ombudsman, which “provide[s] a single point of contact to help businesses comply with business licensing, health department permits, zoning and code enforcement compliance and other regulations administered at the municipal and county level.”²⁰ We recommend a similar effort be taken to help businesses comply with the Green Zones Ordinance.

Given that the draft Green Zones ordinance does not provide for any enhanced enforcement procedures related to industrial uses in the Green Zones communities, it would be useful to include comments suggesting similar efforts that were included in the City of LA CUGU ordinance. These include:

- 1) Designate a point person to handle zoning complaints within the Green Zones communities, like the LASAN ombudsperson in the City of LA.
- 2) Conduct affirmative outreach to existing industrial uses in the Green Zones communities to inform them of their obligations related to the ordinance and connect them to resources related to sustainable upgrades.
- 3) Clarify the County’s intention to “improve coordination among County, regional, State, and federal environmental regulators and agencies,” and determine whether there is another agency that should be included in the zoning enforcement process.

¹⁸ LA City Clean Up Green Up, https://www.lacitysan.org/san/faces/home/portal/s-lsh-es/s-lsh-es-si/s-lsh-es-si-cugu.jsessionid=K5zuNymnz1AOifqZoNp0o6oOZphCPwtiGDmVMfv6YWlgLDqxoQVC!1461176215!308255157?_adf.ctrl-state=5zzauqmyu_1&_afLoop=3852156887588402&_afWindowMode=0&_afWindowId=null#!%40%40%3F_afWindowId%3Dnull%26_afLoop%3D3852156887588402%26_afWindowMode%3D0%26_adf.ctrl-state%3D5zzauqmyu_5.

¹⁹ California Environmental Justice Alliance, Clean Up Green Up, <https://calgreenzones.org/los-angeles-clean-up-green-up/>.

²⁰ Fresno Southwest Specific Plan, at 8-11, <https://www.fresno.gov/darm/wp-content/uploads/sites/10/2016/10/SouthwestFresnoBookPublicReviewDraft051017red.pdf>.

V. Improve guidance for required best practices in Conditional Use Permits.

A key component of the Green Zones ordinance is new requirements for facilities needing a Conditional Use permit. The “findings” that apply to a facilities’ CUP, such as application of development standards to prevent adverse health effects, employing appropriate environmental impact mitigation strategies, and promoting environmental sustainability, are commendable, but shallow in their guidance.²¹ There are several California agencies that provide greater guidance on environmental and sustainability best practices related to environmental justice that can help inform this ordinance. We recommend the best practices required in the County CUP require the specific best practices found for business management identified in their 2017 Independent Review Panel Report of the Department of Toxic Substances Control.²² This includes best practices for evaluating air, soil, and groundwater impacts.²³ We recommend the County adopt these best practices through cross-reference in the “findings” of the Green Zones ordinance. We also recommend the County review industry-specific best practices as identified by other agencies in California to provide clearer guidance and create greater consistency for granting and complying with Conditional Use Permits.

Additionally, the County should revise Title 22 of the zoning code to include or cross reference already-existing best practices and tools that should be used to inform the granting of any CUP or other permit subject to the ordinance’s “findings” section. This includes utilizing the CalEnviroScreen as a cumulative impact tool when assessing the environmental impacts of any CUP application. The County should utilize the CalEnviroScreen tool subject to the following best practices:

- 1) Utilize CalEnviroScreen to inform environmental permits, laws, policies, and programs. In particular, include CES in environmental decisions that can:
 - a. Reduce pollution in DACs;
 - b. Prioritize enforcement actions in longtime overburdened neighborhoods.
- 2) Integrate CES into land use decisions such as General Plans or community plans, siting and permitting decisions, and zoning and land use changes.
- 3) Use CES to continue directing important investments and improvements (such as renewable energy, energy efficiency, affordable housing near multimodal transit options, clean and efficient transit systems, and active transportation infrastructure, etc.) into highly impacted areas
- 4) Carefully match use of CES to the policy application, and, depending on the desired outcomes, tailor CES and/or combine it with other tools to best suit the policy context.
- 5) Understand the science and methodology behind CalEnviroScreen, and utilize CalEPA’s public process to explore any needed changes to the tool.

²¹ Green Zones Draft Ordinance, pp. 41, 83.

²² Department of Toxic Substances Control, Process Improvements Summary, <https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/04/DTSC-Process-Improvements-Summary-November-9-2017.pdf>.

²³ Id. at 38.

- 6) Carefully define how programs and policies using CES will meet the expressed needs of disadvantaged communities, provide tangible and meaningful benefits, and avoid increasing harms.
- 7) Strengthen and inform local grassroots EJ advocacy efforts through use of CalEnviroScreen maps, scores, and data to “make the case” for environmental justice interventions.²⁴

As discussed in part IV. of these comments, helping businesses achieve these best practices will only be possible through clear guidance. Two compliance working groups can help provide examples of how the planning department at LA County can help better define best practices and guide businesses in their implementation of the Green Zones ordinance. This includes both the Los Angeles initiative²⁵ as well as the Fresno initiative.²⁶

VI. Expand the industrial facilities included in the list of prohibited uses within Green Zones.

We believe that the prohibited uses within Green Zones districts should be expanded to include facilities that most impact our community members. While we support recycling facilities within our community, scrap metal processing yards provide some of the greatest nuisances and health impacts in Green Zones districts. In addition to regulating these facilities as recycling processing facilities in Title 22 and applying the appropriate development standards outlined by the ordinance,²⁷ these activities should be prohibited within a 500-foot radius of a sensitive use within Green Zones districts.²⁸ One example for addressing the health impacts of auto facilities while maintaining the ability for these facilities to operate is the Green Industrial Auto Park in San Diego County, which provides a viable destination for auto repair businesses phasing out of residential and mixed use areas, allowing the auto body industry to maintain business while protecting residential health.²⁹

Finally, several uses prohibited within Green Zones districts are not yet defined in Title 22 of the county code. Terms such as “gas manufacture” must be defined in Title 22 in order to clarify what facilities are prohibited within Green Zones districts. Gas

²⁴ CalEnviroScreen: A Critical Tool for Achieving Environmental Justice in California, at 43-46, https://caleja.org/wp-content/uploads/2018/08/CEJA-CES-Report-2018_web.pdf.

²⁵ Environmental Justice Compliance and Enforcement Working Group. Los Angeles Initiative Report. <https://calepa.ca.gov/wpcontent/uploads/sites/62/2017/02/LAReport.pdf>.

²⁶ Environmental Justice Compliance and Enforcement Working Group. Fresno Initiative Report. <https://calepa.ca.gov/wp-content/uploads/sites/62/2016/10/EnforcementPublications-2015yr-FresnoReport.pdf>.

²⁷ Draft Green Zones Ordinance, pp. 99-113.

²⁸ Draft Green Zones Ordinance, p. 35.

²⁹ National City: The Environmental Health Coalition, <https://calgreenzones.org/national-city-the-environmental-health-coalition-ehc/>.

manufacture could include various stages of gas exploration, refining, manufacture, and distribution, and we would urge the county to prohibit all of these activities within Green Zones districts. We would recommend the County look at the prohibitions on oil and gas manufacture in Kern County as an example for definitions on gas manufacture.³⁰ We also recommend looking at these regulations as guidance to how the County can regulate gas manufacturing both within and outside of Green Zones districts in the county.

The members at Communities for a Better Environment and our allies appreciate the opportunity to submit these comments and hope to continue to work with the County to help build healthier and more just communities.

Signed,



Darryl Molina-Sarmiento,
Executive Director
Communities for a Better Environment

CBE's United Residents of South East Los Angeles (URSELA) Members that provided feedback internally about the Draft Green Zones Policy:

- Arcelia Sandoval, Huntington Park
- Belisario Diaz, Bell Gardens
- Sandra Diaz, Bell Gardens
- Bertalina Chavac, Huntington Park
- Cristina Sanchez, Maywood
- Irma Leyva, South Central LA
- Jose Hueso, Walnut Park
- Jose Luis Silva, Walnut Park
- Lilia Delgado, Huntington Park,
- Guadalupe Lopez, Florence Firestone
- Patricia Tapia, Huntington Park
- Rafael Soto, Walnut Park
- Rosa Ezquivel, South Gate
- Salvador Hernandez, Huntington Park
- Sarah Rivera, Huntington Park,
- Veronica Lopez, Walnut Park
- Norma Diaz, Walnut Park
- Salvador Diaz, Walnut Park
- Martha Escobedo, Florence Firestone
- Milton Nimatuj, Walnut Park
- Joseph Cooper, Walnut Park
- Maria Kennedy, Walnut Park

³⁰ Kern County Code of Ordinances, Chapter 19.98

Additional Member Comments and Questions:

Me preocupa que la ordenanza es muy debil. Quiero que sea mas fuerte. El nivel de contaminacion es muy a lot en nuestra area. En mi cuadra, Cass Place, 3 personas an muerto de cancer y otras personas se estan recuperando. Yo progongo que companies de alto riesgo en contaminacion que no se instalen cerca de escuelas y residencias. Que no se les permita aplicar por permisos. Las companies que ya estan operando, que se cierren inmediatamente. Que los inspectors sean mas Fuertes en aplicar codigos y multas, si las companies no cumplen con la ordenanza.

Jose Luis & Alicia Silva
Walnut Park

Yo soy parte de la comunidad de Walnut Park & lider activo de CBE. Vivo en 2720 1/2 California St. y mi pregunta: Por que la compañía de Central Metal se queda siempre fuera de la ordenanza? Ya que este negoció por años a sido motive de contaminación al aire y algunos residents tienen enfermedades. Y analizando bien este Proyecto no tiene mucho que ver con zonas verdes. Tambien quiero que se considere respetar el horario de 8 a 5 PM ya que estan en zona residencial.

Veronica Lopez
Walnut Park

Somos residentes de Walnut Park. Vivimos en 2722 Hill St. por varios años. Por medio de las Zonas Verdes, esperamos se de prioridad a la salud de la gente, que se tengamos un Equipo responsable y diligente para mantener y monitonear cada 4 meses y trabajar para que se pongan extractores para limpiar el aire. Y se tengan no 500 pies si no que sean 2,000 pies.

Norma & Salvador Diaz
Walnut Park

Yo estoy de acuerdo con nuestros comentarios como grupo sobre las Zonas Verdes. Quiero añadir que cuando llegue el momento se tenga seguimiento a cualquier problema relacionado con cualquier negocio, fábrica o cosas que perturbe la calidad de aire de nuestras Ciudades! Gracias!

Martha Escobedo
Florence Firestone

En mi opinion, yo creo que debe ver un equipo compuesto por residents, negocios y gobierno para que tengan a la vista las reglas que deben seguir. Revisar que los negocios sigan el capítulo 22. Se mantenga un horario de 8am-5pm diario. Y urio que se notifique a la comunidad atraves de un boletín o volante sobre los companies que esten en violacion a las reglas o sean un peligro a los residents.

Gudalupe Lopez
Florence Firestone

Yo quiero mucha vigilancia para que los negocios cumplan con la ordenanza.

Maria Kennedy
Walnut Park

CBE's Youth for Environmental Justice (YEJ) Members in support of this letter:

- Allison Olvera
- Anthony Reyes
- Beatrice Castillo
- Cassandra Diaz
- Dayana Ortega
- Denise Ortega
- Esmeralda Ponce
- Giselle Curiel
- Janet Zamudio
- Jared Sanchez
- Kimberly Castro
- Lena Ruvalcaba
- Noemy Chavez
- Stephanie Sanchez
- Valeria Reyes
- Valerie Arias
- Viridiana Preciado

Allied organizations and groups in support of this letter:

Ani Meymarian,
Principal
Alliance Margaret M. Bloomfield High School

Tiffany Eng
Green Zones Program Manager
California Environmental Justice Alliance

Lorena Garcia Zermeño
Policy and Communications Coordinator
California Latinas for Reproductive Justice

Maya Golden-Krasner
Deputy Director/Senior Attorney
Climate Law Institute
Center for Biological Diversity

Jesse N. Marquez
Executive Director
Coalition for a Safe Environment

Christy Zamani
Executive Director
Day One

Nancy Halpern Ibrahim,
Executive Director
Esperanza Community Housing Corporation

Amanda Pantoja
Los Angeles Organizer
Food & Water Watch

Vivana Franco
Executive Director
From Lot to Spot

Dianne Prado
Executive Director
Housing Equality & Advocacy Resource Team

Tory Kjer, PLA
Executive Director
LA Neighborhood Land Trust

Michele Prichard
Senior Director for Strategic Initiatives
Liberty Hill Foundation

Natalia Ospina
Project Attorney, Environmental Justice
Natural Resources Defense Council

Veronica Padilla
Executive Director
Pacoima Beautiful

People of South Gate

Martha Dina Argüello
Executive Director
Physicians for Social Responsibility Los Angeles

Cynthia Strathmann, Ph.D.
Executive Director
Strategic Actions for a Just Economy

Gloria Medina
Interim Executive Director
Strategic Concepts in Organizing & Policy Education (SCOPE)

Elizabeth Blaney
Co-Director
Union de Vecinos

Marina Elena Chavez
Center Director
YWCA Supervisor Gloria Molina Community Empowerment Center



eliminating racism
empowering women
ywca
greater los angeles

Response to Comment No. 5A-1:

The Green Zones Program involved extensive community outreach undertaken by the County over the 5-year development of the proposed Green Zones Program and Ordinance. Outreach began with convening of local, regional and statewide environmental justice agencies and stakeholders, community organizations, and residents. The County of Los Angeles Department of Regional Planning (DRP) established partnerships with community-based organizations (CBOs) in two unincorporated communities that have historically been burdened by pollution impacts. The collaboration enabled DRP to gather firsthand knowledge and experience from community members through “groundtruthing,” or community surveying, that would inform policy and land uses changes. Groundtruthing with community partners and residents in pilot communities occurred in 2018, and DRP held follow-up public convenings to showcase results of information gathered with Supervisor Solis and for Supervisor Ridley-Thomas and community members. Information gathered from the various community surveying events, coupled with DRP’s historical knowledge of polluting sources and community complaints to Zoning Enforcement related to air quality, odor, and noise, led to the proposed new regulations of the Green Zones Program. The outreach and coordination with stakeholders led to the release of a Draft Ordinance on May 22, 2020, for a 90-day public review period closing on August 24, 2020. The County hosted seven public, online community meetings between the release date and the comment period closing date to review the contents of the Draft Ordinance, receive comments, and answer questions. After the determination that a PEIR would need to be prepared, the County prepared and circulated a Notice of Preparation (NOP) for a 70-day review period, which exceeded the 30 days required under Section 15082(b) of the State CEQA Guidelines. The review period began on June 16, 2020, and closed on August 24, 2020. The NOP and Initial Study were sent to the State Clearinghouse of the California Office of Planning and Research (OPR) and County Clerk for filing on June 11, 2020, and distributed to various federal, state, regional, and local government agencies. The NOP was provided on the County’s website at

<http://planning.lacounty.gov/greenzones/documents> and

http://planning.lacounty.gov/view/public_notice_ceqa,

and email notifications were sent to the project’s interested parties list as well as other email lists identified for Countywide projects. The NOP and Notice of Scoping Meetings was also placed in the following newspapers: *Antelope Valley Press*, *Daily Breeze*, *East L.A. Tribune and Belvedere Citizen*, *Gardena Valley News*, *Malibu Times*, *Our Weekly*, *Pasadena Star News*, *San Gabriel Valley Tribune*, *Santa Clarita Valley Signal*, *The Argonaut*, and *Whittier Daily News*. The NOP invited public comments regarding environmental issues including the baseline conditions, the scope of the environmental analysis, the impact determinations in the Initial Study, and any alternatives or mitigation measures that the County should consider in the Draft PEIR.

The County hosted two scoping meetings to provide project information and solicit public comments. Out of respect for public health and safety requirements necessitated by the COVID-19 pandemic, the scoping meetings were held via Zoom and Facebook Live teleconference. The first meeting was held on Monday, July 13, 2020, from 4:00 to 5:04 p.m. The first meeting was attended by approximately 50 people over the course of the meeting (including the presenters), with 81 registrants for the Zoom Meeting and Facebook Live views. A total of 21 comments were received at the meeting (see Appendix C to the Draft PEIR, *Notice of Preparation and NOP Comment Letters*). The second meeting was held on July 22, 2020, from 5:00 to 6:22 p.m. The second meeting was attended by approximately 23 people over the course of the meeting (including the presenters), with a total of 34 registrants for the Zoom Meeting and additional Facebook Live views. The 34 total registrants included 12 County registrants and 2 Sapphos Environmental, Inc. registrants. A total of 21 comments were received at the meeting (Appendix C to the Draft PEIR).

This Draft PEIR was circulated for the required 45-day public review period in conformance with CEQA and the State CEQA Guidelines, including all applicable requirements with regard to the filing, posting, publication, and distribution of all public notices. The Draft PEIR was made available for public review on the County website:

http://planning.lacounty.gov/view/public_notice_ceqa

Response to Comment No. 5A-2:

The comment regarding adding a statement of purpose to the Green Zones Ordinance is applicable to revisions to the Ordinance and does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration. The Draft PEIR was circulated for the required 45-day public review period in conformance with CEQA and the State CEQA Guidelines, including all applicable requirements with regard to the filing, posting, publication, and distribution of all public notices. A 60-day public review period for the Draft PEIR is not required by CEQA.

Response to Comment No. 5A-3:

The comment regarding revisions to the Ordinance to incorporate specific measures addressing agency oversight and enforcement of violations against noncompliant industrial facilities is outside of the scope of the PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-4:

The comment regarding the changes to the Green Zones Ordinance being minimal, lacking substantial explanation or reasoning to support the sufficiency of those measures to improve public health conditions, and not clearly advancing the overarching goal to address health concerns in environmental justice communities is outside of the scope of the PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-5:

The comment recommends strengthening the protections for residents of disadvantaged communities, supported by sound scientific judgment and guided by the community members themselves, to guarantee both short-term and long-term improvements in public health conditions within the communities that DRP recognizes to be the most vulnerable, but it does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-6:

The comment regarding the lack of a robust declaration of purpose or other findings in the revised Ordinance is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-7:

The comment regarding including findings or declarations of purpose to the Ordinance explaining how the new restrictions on industrial uses within the Green Zone Districts is consistent with State regulations is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-8:

The comment regarding the incorporation of language and findings showing how the measures in the Ordinance help to meet the enumerated goals of environmental justice elements required by Senate Bill (SB) 1000 is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft

PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-9:

The Green Zones Program has been designed to be in accordance with the County’s Sustainability Plan adopted on August 6, 2019. The Green Zones Program is one component of the County’s implementation of the recommendations of the Sustainability Plan. The Green Zones Program requires reductions in respirable particulate matter (PM₁₀) emissions and odors where new sensitive uses adjacent to parcels where existing, legally established manufacturing and industrial uses with potential for such emissions are located. The Green Zones Program requires development of new sensitive uses to include air filtration systems where such uses are allowable but located adjacent to manufacturing and industrial uses. Additionally, the 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.) and indirectly regulate and reduce greenhouse gas (GHG) emissions. 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 Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the California Climate Action Plan (CCAP), and Statewide legislations for target reductions in GHGs.

Response to Comment No. 5A-10:

The County appreciates the importance placed by CBE on the benefits of educating the public and affected communities of benefits of the proposed Ordinance on human health conditions. As summarized on the County’s website (please see <https://planning.lacounty.gov/greenzones/meetings>), there were extensive meetings undertaken to solicit information regarding the concerns of the public and affected community and to share information regarding the elements of the Green Zones Program and social and environmental health benefits. There were eight public meetings conducted by the County in addition to the two EIR scoping meetings:

Community Outreach Meetings

- July 6, 2020: East LA Community Meeting
- July 13, 2020: EIR Scoping Meeting
- July 16, 2020: East LA Community
- July 22, 2020: EIR Scoping Meeting
- July 27, 2020: Ordinance Outreach Meeting
- 30 de julio de 2020: Reunión en español para hablar sobre la ordenanza
- August 12, 2020: Ordinance Outreach Meeting (Business Community)
- September 24, 2020: Presentation to Board of Supervisors Planning Deputies
- February 11, 2021: Presentation to Board of Supervisors Planning Deputies
- February 17, 2021: Ordinance Outreach Meeting (Business Community)

Regional Planning Commission

- May 27, 2020: Regional Planning Commission Presentation (Español)
- Staff Memo to RPC dated May 21, 2020
- June 16, 2021: Regional Planning Commission Meeting Presentation
- Staff Memo to RPC dated June 3, 2021
- Supplemental Staff Memo to RPC dated June 15, 2021
- July 21, 2021: Regional Planning Commission Meeting Presentation
- Staff Memo to RPC dated July 8, 2021

Stakeholder Meeting

- June 22, 2016 (Meeting Notes / Presentation)
- September 12, 2016 (Meeting Notes / Presentation)
- December 7, 2016 (Meeting Notes / Presentation)
- April 4, 2017 (Meeting Notes)

Agency Coordinating Committee Meeting

- July 5, 2016
- August 11, 2016
- October 5, 2016
- April 5, 2017
- November 15, 2017

The purpose of the PEIR is to inform the public, and the County, in its role as a Lead Agency under CEQA, of the potential for the Green Zones Program to result in significant impact on the environment that require the consideration of mitigation measures or alternatives. Therefore, the focus of the PEIR analysis is correctly placed on of impacts on the environment that would result from the adoption of the Green Zones Program, and the construction and operation of improvements that would be required to comply with the program. The analysis was prepared consistent with Section 15126, Consideration and Discussion of Environmental Impacts, of the State CEQA Guidelines. As specified in Section 15126.2 of the State CEQA Guidelines, “An EIR shall identify and focus on the significant effects of the proposed project on the environment.”

A representative project case study has been included in the PEIR (Appendix D to the Draft PEIR, *Programmatic Health Impact Assessment*) to represent the maximum projected emissions that the public and members of the affected community could expect as a result of project implementation of a fully built-out facility. The case study serves to inform interested parties of the absolute maximum health impacts a proposed project could have on the surrounding community. However, since project sites would be configured to be compatible with the needs of the surrounding areas, it would be unlikely that any particular project site would feature all the equipment and activities assessed in the case study scenario. Furthermore, the program does not propose construction of all potential project sites at the same time, thus avoiding cumulative construction impacts in the region.

Response to Comment No. 5A-11:

The comment regarding the Ordinance not going far enough to regulate the affected incompatible industrial uses in a manner that reduces the public health burdens imposed on neighboring communities is outside of the scope of the PEIR. Alternatives were analyzed based on their ability to reduce potential impacts from the implementation of the Green Zones Program and meet most of the basic objectives of the proposed program. The PEIR and alternatives analyzed address the potential environmental impacts of the implementation of the program. The comment is noted for the record and will be forwarded to the decision-makers for their review and consideration prior to taking action on the program.

Response to Comment No. 5A-12:

The comment regarding the Ordinance not sufficiently mitigating the harmful health impacts from existing nonconforming pollution sources is outside of the scope of the PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-13:

The comment regarding the compliance timelines required by the Ordinance is outside of the scope of the PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-14:

The comment regarding the revision of the Ordinance to include the submittal of compliance plans is outside of the scope of the PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-15:

The comment regarding the reduction of the timeframe to phase out the prohibited nonconforming uses in the Ordinance is outside of the scope of the PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-16:

The comment regarding implementing signage requirements within one year of Ordinance adoption is outside of the scope of the PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-17:

The comment regarding the Ordinance not addressing the need for Green Zone communities to have expanded employment opportunities within their neighborhoods is outside of the scope of the PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-18:

The comment regarding revising the Ordinance to limit operation hours is outside of the scope of the PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is acknowledged for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-19:

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. The requirement for a Phase I Environmental Site Assessment is sufficient to trigger applicable State and County regulations that would require worker protection, cleanup, remediation, or proper disposal of any hazardous materials found on an industrial site applicable to the Green Zones Program. Additionally, the Green Zones Program does not exempt any property owner from the provisions of OSHA; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; the Comprehensive Environmental Response, Compensation and Liability Act; the Emergency Planning and Community Right-To-Know Act; the Federal Emergency Management Act, or Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County.

Response to Comment No. 5A-20:

The comment regarding the County’s Sustainability Plan goals and how they relate to the Ordinance is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-21:

The comment regarding the adequacy of the Ordinance requirements regarding regulated industrial facilities conforming with the requirements of Conditional Use Permits is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-22:

The comment regarding the enforcement requirements of the Ordinance with regard to signage and reporting of violations to the SCAQMD is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-23:

The comment regarding the Ordinance not expanding the role of the Department of Public Health (DPH) to monitor and enforce the new restrictions applicable to industrial uses within the Green Zones districts is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-24:

The comment regarding the Ordinance not including any reference to community monitoring data, and not including measures to increase the support for community monitoring or the role of community members in reporting violations is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-25:

The comment regarding the Ordinance requiring binding guidance to implement the new requirements of the Conditional Use Permit (CUP) that describes best practices in detail and technical specificity is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-26:

The comment regarding the inclusion of findings or binding requirements in the revised Ordinance to confirm the utility of CalEnviroScreen (CES) in the planning, implementation, and enforcement processes for new CUP requirements is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-27:

The comment regarding the Ordinance leaving out some categories of polluting industrial facilities is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-28:

The comment requesting that the County require DRP to coordinate directly with DPH, Sustainability Plan planners, and other health-based agencies when siting new facilities covered by the Ordinance, with the goal to minimize adverse public health effects in the planning stage, is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-29:

The comment regarding the adequacy of the 500-foot buffer required by the Ordinance is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-30:

The comment requesting that the County add agency coordination requirements in the Ordinance to clarify DRP's role to prioritize public health protection for Green Zone communities when siting new facilities is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5A-31:

Alternatives were analyzed based on their ability to reduce potential impacts from the implementation of the Green Zones Program and meet most of the basic objectives of the program. The PEIR and alternatives analyzed address the potential environmental impacts of the implementation of the program.

An alternative was considered to increase the number of communities for which the Green Zone Districts would apply to include communities located in the Antelope Valley outside of 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 (see Figure III.E-1, *Planning Areas*, in Section III, *Project Description*, of the Draft PEIR). However, after review of the Environmental Justice Screening Method (EJSM) map, it was determined that areas outside of the communities listed above in unincorporated areas did not meet the criteria for consideration of implementation of the Green Zone Districts. Specifically, unincorporated areas containing industrial uses in the Antelope Valley and Santa Clarita area did not meet the criteria as these areas had low or very low EJSM scores outside of the incorporated Cities of Lancaster, Palmdale, and Santa Clarita (Figure III.C-1, *Environmental Justice Screening Method Score*, in Section III, *Project Description*, of the Draft PEIR). The 11 communities that would be subject to the provisions of the Green Zone Districts development standards are those areas where sensitive receptors are currently most impacted by adjacent industrial uses. As these additional communities did not meet the EJSM criteria, consideration of this alternative was eliminated. Additionally, banning all new or existing covered industrial uses within 500 feet of sensitive receptors was deemed infeasible as an alternative due to concerns regarding private property rights, and incompatibility with existing zoning and land use regulations. Also, a blanket ban of all industrial uses would not be appropriate as different uses have varying levels of impacts or in some cases, no impact on nearby uses.

Response to Comment No. 5A-32:

The comment that the Ordinance does not include any measures addressing what happens to nonconforming land uses once their operations cease, and that the Ordinance fails to address existing sites with closed facilities that may require substantial remediation efforts to improve conditions, is outside of the scope of the PEIR. The comment has been noted and will be taken into consideration by the decision-makers prior to taking action on the program.

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. The requirement for a Phase I Environmental Site Assessment is sufficient to trigger applicable State and County regulations that would require worker protection, cleanup, remediation, or proper disposal of any hazardous materials found on an industrial site applicable to the Green Zones Program. Additionally, the Green Zones Program does not exempt any property owner from the provisions of OSHA; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; the Comprehensive Environmental Response, Compensation and Liability Act; the Emergency Planning and Community Right-To-Know Act; the Federal Emergency Management Act, or Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County. However, since project sites would be configured to be compatible with the needs of the surrounding areas, it would be unlikely that any particular project site would feature all the equipment and activities assessed in the case study scenario. Furthermore, the program does not propose construction of all potential project sites at the same time, thus avoiding cumulative construction impacts in the region. Additionally, potential project sites would be distributed over wide geographic areas, thus avoiding impacts from concentrated, simultaneous construction activities.

Letter No. 5B



February 1, 2021

Los Angeles County Department of Regional Planning
GreenZones@planning.lacounty.gov

RE: Comments on Los Angeles County Revised Draft Green Zones Ordinance

Dear Department of Regional Planning,

Thank you for your efforts to develop a Green Zones policy for Los Angeles County to protect the health and well-being of residents living in close proximity to industrial facilities that commonly emit toxic chemicals and produce other impacts that can be harmful to all residents, especially children, the elderly and others considered sensitive receptors. We now know from sophisticated data analysis and many years of experience that there is a preponderance of these facilities in low-income communities of color in Los Angeles.

Liberty Hill Foundation is concerned by the issues that have been identified in the detailed and thoughtful letter that has been researched and prepared by Communities for a Better Environment, with the support of the UCLA Emmett Institute on Climate Change and the Environment, and endorsed by many environmental justice and public health organizations in our region. Most of these organizations have been grantees and partners of Liberty Hill as we have sought to address the disproportionate impacts of polluting facilities and transportation routes upon vulnerable people, and design policies and practices that can be protective of human health and safety, as well as our natural environment. Liberty Hill served as a key partner in the development of LA City’s “Clean Up Green Up” policy adopted in April of 2016 and also assisted with stakeholder engagement in the development of the “OurCounty” Sustainability Plan. We know that the issue of proximity to industrial pollution is an urgent and significant problem raised by community-based organizations for many years now, and one which continues to need focused action by government agencies.

The CBE letter raises concerns that are both numerous and sufficiently serious to suggest that the Draft Ordinance needs ongoing public input and revisions to strengthen its provisions. These concerns range from a lack of clear purpose and definition in the Ordinance; to the need for narrowing the types of industrial permits to be issued inside buffer zones; to expanded buffer zone distances; to accelerated timetables for CUP compliance and shorter amortization periods

5B-1

(from 7 years to 5 years) for phasing out non-conforming uses; to strengthened operating standards; and expanded education for businesses about best practices in environmental health and safety. There are also compelling arguments about the need to strengthen inter-agency coordination, including an expanded role for the LA County Department of Health, and more accountability with the South Coast Air Quality Management District.

5B-1,
cntd

Liberty Hill urges the Department of Regional Planning to reconsider the issues raised by Communities for a Better Environment and the other signers, and to review the options and alternative proposals put forth in their letter. We think that an extended public comment period would help to enable more dialogue, and hope that the County will continue to work collaboratively with the environmental justice community to identify ways to strengthen the Draft Ordinance and find solutions that will truly advance the public health interests of residents living in close proximity to polluting industrial land uses.

5B-2

Thank you for your efforts to develop a Green Zones Ordinance for Los Angeles County.

Please let us know if there is any way in which the Liberty Hill Foundation can assist.

Sincerely,



Michele Prichard
Senior Director for Strategic Initiatives
Liberty Hill Foundation

Response to Comment No. 5B-1:

The County acknowledges the support of the CBE letter by the Liberty Hill Foundation. However, the comment regarding the Ordinance needing ongoing public input and revisions to strengthen its provisions regarding narrowing the types of industrial permits to be issued inside buffer zones; expanded buffer zone distances; accelerated timetables for CUP compliance and shorter amortization periods (from 7 years to 5 years) for phasing out nonconforming uses; strengthened operating standards; and expanded education for businesses about best practices in environmental health and safety; and the need to strengthen interagency coordination, including an expanded role for DPH and more accountability with the SCAQMD, is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5B-2:

The County acknowledges the support of the CBE letter by the Liberty Hill Foundation. However, the request that the County provide an extended public comment period to enable more dialogue and continue to work collaboratively with the environmental justice community is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Letter No. 5C

**Submitted via electronic mail,
February 1, 2021**

Tahirah Farris, Regional Planner
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012
greenzones@planning.lacounty.gov

Dear Ms. Farris,

East Yard Communities for Environmental Justice (“EYCEJ”) submits these comments on the Draft Program Impact Report (EIR) for the Green Zones Ordinance. We are community members who, for many years and generations, have lived next to incompatible land uses in the unincorporated areas of East Los Angeles. These comments are submitted to assist the Department of Regional Planning (“DRP”) in preparation, review, and approval of these environmental documents and process of developing an ordinance that is community-centered and responsive to our long overdue plead to place our right to environmental justice before the profits of business.

EYCEJ is a non-profit, community-based organization dedicated to building community power through community organizing, policy, and environmental law. EYCEJ has hundreds of members living in East and Southeast Los Angeles, West Long Beach and Carson. EYCEJ has worked for many years as a key partner with DRP to implement the Groundtruthing project, which serves as the basis of this ordinance, and has provided vital guidance on the Green Zones Ordinance through ongoing consultations and during DRP’s two community meetings on July 6, 2020 and July 16, 2020.

We provided comments on the previously circulated draft Green Zones Ordinance (“Ordinance”) and the Initial Study of a California Environmental Quality Act (“CEQA”) Environmental Impact Report for the Green Zones Ordinance. We appreciate the responsiveness to our comments and submit additional comments to the revised documents here.

Additionally, we have previously discussed the potential for a pilot Green Zones Interagency Task Force (GZITF) to be organized along with the implementation of the

Green Zones Ordinance, and in essence to serve as a body for a smooth implementation. Along with the DRP and EYCEJ as an anchor community partner, other core agencies including the Department of Public Health, Department of Public Works, South Coast Air Quality Management District (SCAQMD), Department of Toxic Substances Control (DTSC), California Air Resources Board (CARB), the Regional Water Quality Control Board, and others can come together regularly to build bridges and fill gaps when it comes to permitting and enforcement at facilities. We have begun conversations with several agencies and there is great interest. Some areas for the GZITF to focus on are lifted up in the following sections.

A. Air

1. Regarding building permits, the EIR estimates 43 industrial building permits per year. This was the maximum estimated on the highest single year total industrial building permits issued in the previous 20 years. Though the average was 16 a year, and this seems like a more reasonable amount of permits, what is concerning is the lack of analysis regarding cumulative impacts. There is no weighted analysis on what the impacts of each industrial building permit will bring to our communities, thus rendering the number of permits total largely inconsequential. This seems like the perfect place for the Green Zones Interagency Task Force to participate. Beyond whether the land is available and suitable for a particular type of use, the GZITF allows for interagency assessment of the real and perceived impacts to sensitive receptors, thus informing a more robust understanding of each proposal.
2. In the past, we have seen local land use jurisdictions point to the air agencies and say “the air agencies permitted this so we did too”, and then when we turn to the air agencies they say “the land use jurisdictions permitted this so we did too.” This happens with largely zero communication between agencies. With an interagency vehicle for sharing information, the most vulnerable communities will be afforded a greater opportunity for protection from harm. Through this, Los Angeles County is provided a greater opportunity to inform the air agencies, who for decades have allowed for the regional air standards to not be achieved. This also doesn’t solely

5C-1

5C-2

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| <p>rest on one agency within the County, but can provide space for the Department of Public Health and others to engage.</p> | <p>5C-2,
cntd</p> |
| <p>3. The impacts from diesel emissions during construction and operation of facilities are mentioned in the EIR, but hardly addressed. There is ample opportunity to include a requirement for using zero emission trucks once ZE construction equipment and transportation is available. As technology becomes available, any future industrial use with its own fleet should be regulated to operate on ZE and any industrial use with truck operations (not its own fleet) should have a minimum percentage of ZE or have a reduced number of allowable daily truck trips to the industrial use site in order to protect sensitive receptors.</p> | <p>5C-3</p> |
| <p>4. Regarding nuisances (noise or emissions), a regular report on all nuisances documented by the SQAQMD and CARB should be requested by the County of Los Angeles, posted, and distributed to impacted communities. This can serve as a tool for community engagement and spur vigilance and enforcement of appropriate rules and regulations.</p> | <p>5C-4</p> |
| <p>5. The state is not currently cleaning up industrial sites contaminated by Exide, and has no plan to do so. This poses a high risk for workers and sensitive receptors near industrial sites where construction or demolition are taking place. In 2017-2018, in response to a fugitive dust violation from a demolition site in the heart of the Exide impacted area, the City of Los Angeles approved an ordinance requiring industrial properties in the 1.7 mile radius of Exide be flagged for permit issuance staff, flagged to the property developer, and insure proper practices are in place given the threat. More information can be found here:
 https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?fa=ccfi.viewrecord&cfnumber=17-0540 . In addition to this, residents and other sensitive receptors within 2,500 feet of the construction and demolition should be notified of the activities and potential threat to support vigilance and enforcement of fugitive dust restrictions.</p> | <p>5C-5</p> |
| <p>B. Hazardous Materials</p> <p>1. Along with proximity to facilities who use, treat, or store hazardous materials, our communitie are threatened by the transport of</p> | <p>5C-6</p> |
| <p>1. Along with proximity to facilities who use, treat, or store hazardous materials, our communitie are threatened by the transport of</p> | <p>5C-7</p> |

hazardous materials. This is mostly seen through vehicular road traffic, but rail transport also poses a risk. Restricted routes to and from facilities with hazardous materials should keep these vehicles away from streets with sensitive receptors, and the routes should be publicly available. Coupled with increased community capacity to understand placards on vehicles, enforcement can be supplemented with community vigilance.

5C-7,
 cntd

2. Areas immediately adjacent to railroad tracks are heavily contaminated for various reasons. Because of this fact, a 2,500 foot buffer should exist between rail facilities and sensitive receptors.

5C-8

C. Biological Resources

1. We strongly recommend the DRP to push for the restoration efforts of native plants, wildlife, wetlands, and habitats in endangered areas or where they have gone extinct. We want to ensure species that have been disturbed or removed actually have the opportunity to be reintroduced. We did not come across a consideration like this in the biological resources section and believe it is an important point to raise. This is one way to improve how we utilize land in our community. Perhaps a minimum percentage of a lot can be dedicated to restoration for sites that are over half an acre, or all sites.

5C-9

2. Because Green Zones is a plan directed to improve land use in our communities, we strongly recommend the incorporation of widespread green spaces/areas (including planting native plants and species) around new and existing land use sites, on unused land use sites, and near sensitive use sites that are in close proximity to industrial, vehicular, recycling, and waste land use sites. This can target issues such as air and noise pollution, pollution in stormwater runoff and bare soil, urban heat, and even stress. When we think about how land use can improve our community's (physical and mental) health, this all comes to mind.

5C-10

D. Noise

1. We request a health impact report for this section. Within the noise EIR report (p. 353), it references an HIA report which was said to be used to estimate noise and vibration levels for the proposed program. However, when looking at the HIA there was almost no

5C-11

mention of noise and no clear response to the case study mentioned. When reaching out to the DRP for answers, we did receive some explanation regarding why a noise HIA was not included. This email mentioned “in contrast to air pollutants that can be transported off-site by prevailing winds to impact sensitive receptors such as residences...noise does not persist or accumulate in the environment or in the human body, attenuates rapidly with distance from the source, and can be readily mitigated with noise controls, such as high-mass acoustic walls that introduce an ‘insertion loss’ that attenuates sound propagation.” This answer was further followed by some more analysis on noise, and while some of this may be true, our community still has some concerns, brought up in our first comment letter. Noise may not enter the body as air pollution does, however it may still cause negative health effects. Therefore we recommend a more explicit and clear explanation about the noise and vibrational health impacts in the HIA.

5C-11,
cntd

2. It was noted that “based on a worst-case scenario construction noise levels could periodically reach 77 to 89 dBA at a distance of 50 feet from the construction site (Table 2.13-6). 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 Semiresidential/Commercial (see Table 2.13-4) 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.” [Researchers](#) have found that people who are exposed over long periods of time to noise levels at 85 dBA or higher are at a much greater risk for hearing loss. Therefore it is important to provide an HIA on different noise and vibration scenarios.
3. We recommend the EIR explicitly state and share the research and case studies related to noise and vibration during operations and due to “rough roads” (noise and vibration caused by traffic).
4. Table IV.G.-13 is missing and needs to be incorporated in the EIR.

5C-12

5C-13

5C-14

5. We recommend using research to frame the EIR that is within 10-15 years old or from recent times. Many studies we came across are based from the 1970s. 5C-15

6. Warehouses are located near some sensitive use sites in Green Zones communities and raise noise and vibration concerns (such as truck traffic) in community members who live nearby. There is no mention of warehouses, therefore we would appreciate receiving insight on noise and vibration impacts tied to warehouse construction and operations (which induces and thus should include truck traffic). 5C-16

E. Hydrology and Water Quality

1. Multiple hydrology and water quality rules, ordinances, plans and agencies are mentioned in the document. The Lower LA River Revitalization Plan (2018) and the LA River Master Plan (2021 draft currently in circulation for comment) should be added to the list and considered. Given that both of these plans intend to generate projects and programs that will bring even more residents to the LA River, the threat of exposure from industrial runoff is greater. The total maximum daily load for contaminants should be reduced significantly, if not zeroed out completely for certain materials. Every attempt should be made to coordinate with Los Angeles County Public Works on this front. The Green Zones Interagency Task Force is exactly the space for this. 5C-17

F. Land Use

1. We are requesting that more parcels be downgraded to increase the amount of parcels with more restricted standards where designation changes will result in lower environmental impacts to the green zones communities. Of the 2,778 project parcels we are suggesting half of all the parcels be downgraded to ensure the health and safety of sensitive land uses. 5C-18

2. We found the years given to adopt the program requirement should not exceed 3 years. We are suggesting 6 months 1year and 3 years. This would be more than enough time for a business/company to comply, thus ensuring there will not be a significant rise in environmental impacts of the surrounding communities. 5C-19

1. We are suggesting extending the definition of **sensitive land uses** to include high pedestrian areas such as sidewalks and medians that are used for exercise and leisure. 5C-20
2. In reading the report we found that the county has no plans on working with neighboring green zones communities. We are suggesting The county establish a city partnership for zoning buffers. This may include, but not limited to: round table discussions, intercity/community talks that engage with community members and grassroots organizations to ensure that all needs are met with neighboring communities. 5C-21

G. Project Alternatives

1. The DEIR should be revised to include a wide range of project alternatives, including alternatives that are more health-protective than those currently studied in the DEIR. The DEIR studies three main alternatives: (1) a no project alternative, (2) an alternative with fewer Green Zones areas than the 11 areas currently proposed, and (3) an alternative that studies the 5, 7, 10 year timeline existing facilities are given to comply. These alternatives mislead the public on the full extent and power that the Green Zones ordinance can provide by creating the illusion that the revised ordinance proposed in its current form is the most environmentally-feasible alternative. 5C-22

The DEIR should be revised to include an alternative that increases the number of Green Zones areas in unincorporated Los Angeles County from 11 to 15 areas. The DEIR should also study an alternative that reduces the timeline from 3, 5, and 7 years to 2, 3, and 5 years. These additional alternatives would allow the public to understand the wide range of outcomes that the Green Zones ordinance can provide.

H. Health Impacts Assessment

1. Given that the report estimates 77% of the risk posed to our communities comes from mobile sources, this should be a primary discussion for the Green Zones Inter Agency Task Force. With SQAQMD and CARB participation, Los Angeles County can play a greater role in promoting indirect source rules to address issues of mobile sources at industrial sites. 5C-23

I. Other Environmental Considerations

1. Although the Green Zones Program is not a residential program the DRP should conduct a survey of the areas within 2,500 ft of elements that require the implementation of development standards on existing and proposed properties for encampments/mobile homes/people experiencing homelessness in the area. Many of the proposed measures although not altering residential zones fail to think about unpermitted dwellings that may hold space around the proposed elements.
2. Our recommendation would be for the county to create a process where they first inform people experiencing homelessness in the affected area, then offer them relocation support. Said relocation support can be granted as businesses apply for conditional use permits (CUPs). A fee or some sort of percentage of revenue share should be used as a revenue stream for existing programs that help with the relocation of community members.

5C-24

East Yard Communities for Environmental Justice (EYCEJ) is fully in support of a Green Zones policy that will improve the health and quality of life for both the communities and businesses in the Green Zones areas. It is with this goal that we submit comments to create a more robust ordinance and a vehicle for continued partnership, the Green Zones Inter Agency Task Force.

Please contact mark! Lopez at East Yard Communities for Environmental Justice at markL.eycej@gmail.com if you have questions regarding this letter.

Sincerely,

Eastside Members of East Yard Communities for Environmental Justice

Response to Comment No. 5C-1:

It is important to note that the PEIR analyzes the potential cumulative impacts of the implementation of the Green Zones Program. The PEIR determined that all of the potential impacts of the program would occur during construction of individual projects. However, the program is anticipated to result in long-term benefits to aesthetics, air quality, noise, and GHG emissions. The CEQA Guidelines (Section 15130 [b][1]) allow the County to use a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document, which has been adopted or certified, that described or evaluated regional or area wide conditions contributing to the cumulative impact. Using historical building permit data over the last 20 years, the cumulative impacts analysis estimated that a maximum of 43 building permits could be issued and developed per year, this being the maximum number of permits that were submitted for a single year over that period. It is unlikely that 43 industrial development projects will be developed at the same time, still less in close proximity to each other, such that their impacts would overlap and be collectively significant. The projects anticipated to be developed, subject to the Green Zones Program, are expected to be distributed widely throughout the geographic area of the County. The cumulative analysis for the Green Zones Program utilized a prototype industrial project to represent each of the potential 43 industrial projects. This prototype project was the basis for analysis of the Health Impact Analysis (HIA) as well. While the Green Zones Program is expected to contribute to short-term impacts related to increasing criteria pollutants during construction, including short-term impacts to sensitive receptors during construction, implementation measures are anticipated to be widely distributed, such that cumulative impacts would be less than significant. Additionally, the Green Zones Program is intended to result in long-term improvements in environmental impacts to sensitive use near or adjacent to industrial uses.

Response to Comment No. 5C-2:

The comment regarding the creation of an interagency vehicle for sharing information is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5C-3:

The Health Risk Assessment (HRA), which is a component of the HIA, evaluates the health impacts of diesel particulate matter (DPM) in diesel engine exhaust from mobile equipment used on-site and vehicular sources (trucks) accessing a project site. In accordance with California Air Resources Board (CARB) regulations for In-Use Off-Road Diesel-Fueled Fleets, construction equipment and vehicles will have to either meet fleet average emissions targets or meet Best Available Control Technology (BACT) requirements to satisfy annual emissions performance requirements. In general, if a fleet does not meet the fleet average emissions targets, then it must meet BACT requirements until it meets the fleet average targets.

In order to meet BACT requirements, fleets can either

- (1) Turn over to newer, cleaner engines or vehicles, meaning retiring (selling) a vehicle (older, high-emitting ones must be retired first), designating a vehicle as permanent low-use (limited operating hours), repowering a vehicle with a higher Tier (lower emission) engine, or rebuilding the engine to a more stringent emissions configuration; or
- (2) Install CARB-certified exhaust add-on control retrofits (aka Verified Diesel Emission Control Strategy or VDECS).

Under CEQA, each project that requires a discretionary land use decision would be required to complete an analysis of criteria air pollutants and TACs, using CalEEMod, and mitigation required where impacts exceed the significance thresholds established by the South Coast Air Quality Management District CEQA Handbook. If zero emissions construction equipment becomes readily available during the life of the project, it is possible that it may be considered for use to meet BACT requirements or as further mitigation, should the need for such measures occur. However, the newest Tier 4 engines or VDECS retrofits emit substantially less DPM than older engines, thus substantially reducing health risks. As indicated in Title 14, Guidelines for the Implementation of the California Environmental Quality Act,

Section 15126.4 (a)(3), mitigation measures are not required for effects that are not found to be significant. Based on the analysis detailed in the PEIR, the majority of improvements required by the Green Zones Program will not generally result in significant impacts requiring mitigation.

Response to Comment No. 5C-4:

The comment regarding the request for a regular report on all nuisances documented by the SQAQMD and CARB to be requested by the County of Los Angeles, posted, and distributed to impacted communities is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5C-5:

Fugitive dust that originates from the Exide Site are outside the scope of the improvements proposed under the Green Zones Program because the site is located in the City of Los Angeles, which is beyond the regulatory authority of the County. On December 5, 2014, the SCAQMD adopted the Final Mitigated Negative Declaration dated December 2014, and approved the Title V Permit Revisions, as well as the Final Risk Reduction Plan dated August 2014 for Exide Technologies. These SCAQMD actions authorized the installation of new, and modification of existing, air pollution control equipment as BACT or Best Available Retrofit Control Technology (BARCT) at Exide. The new and modified air pollution control equipment implements the Revised Final Risk Reduction Plan submitted by Exide that proposed the measures to be taken at the facility to reduce toxic emissions and lower health risk to the neighboring communities.

Response to Comment No. 5C-6:

The analysis of air quality was prepared consistent with Section 15126, Consideration and Discussion of Environmental Impacts, of the State CEQA Guidelines. As specified in Section 15126.2 of the State CEQA Guidelines, "An EIR shall identify and focus on the significant effects of the proposed project on the environment." The analysis of the effects of the Green Zones Program on ambient air quality is limited to those impacts that would result, directly, indirectly, or cumulatively as a result of the related land use restrictions or improvements that are required to protect sensitive uses, such as existing and future residential land uses that are permissible under the adopted Land Use Element of the County General Plan and County Zoning Ordinance. The Green Zones Program does not change the pattern or density of residential dwelling units, or other sensitive uses, from those that are allowable by the County General Plan and Zoning Ordinance. SCAQMD's HRA CEQA guidance for diesel idling establishes a 1,000-foot (300-meter) buffer zone between sensitive receptor locations and sources of truck traffic emissions as a mitigation measure.

SCAQMD's approach to mitigating fugitive dust impacts is to require implementation of effective and comprehensive dust control measures. PM₁₀ emitted during construction can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors. Despite these variabilities, experience has shown that there are several feasible control measures that can be reasonably implemented to substantially reduce fugitive dust emissions from construction. For larger projects, the SCAQMD has determined that compliance with an approved Dust Control Plan (DCP) comprising BMPs, primarily through frequent water application, constitutes sufficient mitigation to reduce PM₁₀ impacts to safe levels.

As each construction site, the responsible party will post a notice that includes the following information: job site address, permit number, name and telephone number of the contractor and owner or owner's agent, hours of construction allowed by code or any discretionary approval for the site, and City or County telephone numbers where complaints or violations can be reported. The notice will be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public and in plain sight.

Response to Comment No. 5C-7:

The Green Zones Program will not regulate or increase the locations where transport, storage, production, use, or disposal of hazardous materials is allowed in the County. All routine transport, use, and disposal of hazardous material at these facilities are required to comply with all applicable existing local, state, and federal regulations in relation to hazardous waste and transport. Additionally, the Green Zones Program does not exempt any property owner from the provisions of OSHA; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; the Comprehensive Environmental Response, Compensation and Liability Act; the Emergency Planning and Community Right-to-Know Act; the Federal Emergency Management Act, or Los Angeles County Code, Title 11 – Health and Safety that regulate the transport, storage, production, use, or disposal of hazardous materials in the County.

Response to Comment No. 5C-8:

The analysis of air quality was prepared consistent with Section 15126, Consideration and Discussion of Environmental Impacts, of the State CEQA Guidelines. As specified in Section 15126.2 of the State CEQA Guidelines, “An EIR shall identify and focus on the significant effects of the proposed project on the environment.” The analysis of the effects of the Green Zones Program on ambient air quality is limited to those impacts that would result, directly, indirectly, or cumulatively, as a result of the related land use restrictions or improvements that are required to protect sensitive uses, such as existing and future residential land uses that are permissible under the adopted Land Use Element of the County General Plan and County Zoning Ordinance. The Green Zones Program does not change the pattern or density of residential dwelling units, or other sensitive uses, from those that are allowable by the County General Plan and Zoning Ordinance.

As described in Section IV.A, *Air Quality*, of the Draft PEIR, the scope of the impacts on ambient air quality are those associated with the construction of improvements, such as walls and enclosures intended to provide long-term reduction in emission of criteria pollutants and TACs where sensitive uses, such as residential dwelling units are located adjacent to incompatible manufacturing, industrial, and commercial uses. The construction of such improvements are expected to be limited in duration. The Green Zones Program does not exempt property owners, or future developers, from compliance with the permitting requirements of the SCAQMD. Ministerial projects are exempt from CUP requirements and, thus, do not require project-level CEQA evaluation prior to plan check and permit approval, such that the use of diesel reduction and avoidance measures for these types of developments is not feasible. Conversely, the development of discretionary projects requires project-level evaluation under CEQA prior to plan check and permit approval, and thus, the use of diesel avoidance and reduction measures or avoidance and minimization measures for these types of developments is feasible.

Evaluating the effects of separation distance between existing rail facilities and existing sensitive receptors is outside the scope of the improvements proposed under the Green Zones Program. SCAQMD’s HRA CEQA guidance for diesel idling establishes a 1,000-foot (300-meter) buffer zone between sensitive receptor locations and sources of truck traffic emissions as a mitigation measure. CARB’s Air Quality and Land Use Handbook recommends 500 feet (150 meters) of separation between busy roadways and sensitive receptor locations, 1,000 feet (300 meters) from busy distribution centers (heavy-duty truck traffic) and rail yards, and generally avoid siting sensitive receptors immediately downwind of busy port facilities.

Response to Comment No. 5C-9:

Restoration efforts for State and federally protected native plants, wildlife, wetlands, and habitats are subject to existing regulations. The Green Zones Program is not anticipated to impact these types of areas as the majority of improvements are expected to occur in highly urbanized and disturbed areas.

Response to Comment No. 5C-10:

The comment regarding the recommendation for the Ordinance to include the incorporation of widespread green spaces/areas (including planting native plants and species) around new and existing land use sites, on unused land use sites, and near sensitive use sites that are in close proximity to industrial, vehicular, recycling, and waste land uses is

outside of the scope of the PEIR. The comment has been noted and will be taken into consideration by the decision-makers prior to taking action on the program.

Response to Comment No. 5C-11:

The HIA was prepared to support the evaluation of impacts on the environment that would result from the adoption of the Green Zones Program and the construction and operation of improvements that would be required to comply with the program. The analysis was prepared consistent with Section 15126, Consideration and Discussion of Environmental Impacts, of the State CEQA Guidelines. As specified in Section 15126.2 of the State CEQA Guidelines, “An EIR shall identify and focus on the significant effects of the proposed project on the environment.” As such, the scope of the HIA was directed toward air quality and how the Green Zones Program and related land use zoning restrictions and improvements intended to reduce effects on sensitive uses located adjacent to manufacturing, industrial, and commercial uses would affect emissions of TACs. Changes in emissions of criteria pollutants and TACs will be sustained over the duration of the affected land use; while the impacts on ambient noise levels associated with the proposed improvements required by the Green Zones Program, including walls, landscaping, fencing, lighting, signs, and enclosures, will be largely restricted to the construction or installation of the improvements.

The main distinction between noise and air pollutants is that TACs exhibit cumulative health effects over long-term exposure periods. This is the case with pollutants such as PM₁₀ in diesel engine exhaust, which is referred to as DPM and has been identified by the California Office of Environmental Health Hazard Assessment (OEHHA) as a carcinogen. This pollutant was one of the focus areas of the Green Zones Program, and therefore the HIA, because it can be transported off-site by prevailing winds to impact sensitive receptors such as residences. In contrast, noise does not persist or accumulate in the environment or in the human body, attenuates rapidly with distance from the source, and can be readily mitigated with noise controls such as high-mass acoustic walls that introduce an “insertion loss” that attenuates sound propagation. These types of sound walls are common along southern California freeways.

Temporary construction noise at facilities subject to the Green Zones Program will be limited to daytime hours on weekdays or Saturdays and permanently cease upon completion of construction. For most building projects, average daytime construction noise (cumulative) typically does not exceed 75 dBA at nearby receptors, which is below the unacceptable range (significance threshold) in many cities. For the construction emissions analysis, a Green Zones facility was defined as having a 10-foot- (3-meter-) high perimeter screening wall for visual effect and noise control. Thus, on-site daytime operational noise from mobile or stationary equipment will be attenuated down to acceptable levels by the sound wall along the perimeter of the facility, and vehicles entering and exiting the facility are expected to emit no more noise than typical daytime street traffic.

Noise is typically described as any dissonant, unwanted, or objectionable sound. Sound is technically described in terms of the loudness (amplitude) and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Because the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity, the A-weighted decibel scale (dBA). Table III.B-1 lists common sources of sound and their intensities in dBA.

**TABLE III.B-1
TYPICAL SOUND LEVEL CHARACTERISTICS**

Pressure (N/m ²)	Level (dBA)	Sound Level Characteristic
2,000	160	Rocket launch
600	150	Military jet plane takeoff
200	140	Threshold of pain
60	130	Commercial jet plane takeoff
20	120	Industrial chipper or punch press
6	110	Loud automobile horn
2	100	Passing diesel truck – curb line
0.6	90	Factory - heavy manufacturing
0.2	80	Factory - light manufacturing
0.06	70	Open floor office - cubicles
0.02	60	Conversational speech
0.006	50	Private office - walled
0.002	40	Residence in daytime
0.0006	30	Bedroom at night
0.0002	20	Recording or broadcasting studio
0.00006	10	Threshold of good hearing - adult
0.00002	0	Threshold of excellent hearing - child

SOURCE: Broch 1971, Plog 1988.

NOTE: Reference Level $P_O = 0.00002 \text{ N/m}^2 = 0.0002 \text{ } \mu\text{bar}$. $\text{N/m}^2 = \text{Newtons per square meter}$ (the Newton is the unit of force derived in the metric system); it is equal to the amount of net force required to accelerate one kilogram of mass at a rate of one meter per second squared ($1 \text{ kg} \cdot 1 \text{ m/s}^2$) in the direction of the applied force.

In most situations, a 3-dBA change in sound pressure is considered a “just-detectable” difference. A 5-dBA change (either louder or quieter) is readily noticeable, and 10-dBA change is a doubling (if louder) or halving (if quieter) of the subjective loudness. Sound from a small, localized source (a “point” source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates (drops off) at a rate of 6 dBA for each doubling of the distance.

The duration of noise and the time period at which it occurs are important factors in determining the impact of noise on sensitive receptors. A single number called the equivalent continuous noise level (L_{eq}) may be used to describe sound that is changing in level. It is also used to describe the acoustic range of the noise source being measured, which is accomplished through the maximum L_{eq} (L_{max}) and minimum L_{eq} (L_{min}) indicators.

In determining the daily measure of community noise, it is important to account for the difference in human response to daytime and nighttime noise. Noise is more disturbing at night than during the day, and noise indices have been developed to account for the varying duration of noise events over time, as well as community response to them. The Community Noise Equivalent Level (CNEL) adds a 5-dB penalty to the “nighttime” hourly noise levels (HNLs) (i.e., 7:00 p.m. to 10:00 p.m.) and the day-night average level (L_{dn}) adds a 10-dB penalty to the evening HNLs.

Response to Comment No. 5C-12:

The analysis of noise was prepared consistent with Section 15126, Consideration and Discussion of Environmental Impacts, of the State CEQA Guidelines. As specified in Section 15126.2 of the State CEQA Guidelines, “An EIR shall identify and focus on the significant effects of the proposed project on the environment.” The analysis of the effects of the Green Zones Program on ambient noise levels is limited to those impacts that would result, directly, indirectly, or cumulatively as a result of the related land use restrictions or improvements that are required to protect sensitive uses, such as existing and future residential land uses that are permissible under the adopted Land Use Element of the County General Plan and County Zoning Ordinance. The Green Zones Program does not change the pattern or density of residential dwelling units from that allowable by the County General Plan and Zoning Ordinance. The future construction of residential properties would be subject to review by the County. The County

Noise Ordinance sets standards for ambient noise levels. Initial violations of ambient noise levels are subject to written notice of violation by the County Health Officer. If not corrected, continued violations are punishable by fine and/or imprisonment.

As described in Section IV.G, *Noise*, of the Draft PEIR, the program will result in significant and unavoidable impacts to noise in relation to the generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or Noise Ordinance. However, the scope of the impacts on ambient noise levels are those associated with the construction of improvements, such as walls and enclosures intended to provide long-term reduction in ambient noise levels where sensitive uses, such as residential dwelling units are located adjacent to incompatible manufacturing, industrial, and commercial uses. The construction of such improvements are expected to be limited in duration and will vary based on type of 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) (see Section III, *Project Description*, of the Draft PEIR). The Green Zones Program does not exempt property owners, or future developers, from compliance with the County Noise Ordinance. Ministerial projects would be exempt from CUP requirements and, thus, would not require project-level CEQA evaluation prior to plan check and permit approval, such that the use of noise reduction and avoidance measures for these types of developments would not be feasible. Therefore, temporary construction could result in significant and unavoidable impacts to noise at sensitive receptors. 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 would be feasible. However, development of the proposed program within 50 feet of a sensitive use would be anticipated 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. Thus, temporary construction impacts were found to be significant and unavoidable in relation to noise.

Response to Comment No. 5C-13:

With regard to noise generated during operations, impacts related to road truck trips and road conditions were analyzed using the Transportation Research Board National Research Council, *National Cooperative Highway Research Report*. As described in Section IV.G, *Noise*, in relation to roadway noise, for every doubling of distance from the source, the noise level drops off by about 3 dB at acoustically “hard” locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dB at acoustically “soft” locations (i.e., the area between the source and receptor is earth or has vegetation, including grass). Noise from stationary or point sources drops off by about 6 dB for every doubling of distance at acoustically hard locations and 7.5 dB at acoustically soft locations. Noise levels may also be reduced by intervening structures. Generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The normal noise attenuation within residential structures with open windows is about 17 dB, while the noise attenuation with closed windows is about 25 dB.⁴ Furthermore, operational noise related to truck traffic was found to be less than significant, as no truck hauling routes will be changed with implementation of the proposed program. No additional impacts related to truck traffic, truck routes, or changes in operations of allowable uses, including industrial uses, will occur from the program (see Section 2.17, *Transportation*, of the Initial Study, which is Appendix B to the Draft PEIR). The program will create more stringent requirements for development of industrial uses and require development of new sensitive uses adjacent to industrial to install buffers and other appurtenant structures to minimize and reduce potential impacts. In addition, existing uses will be required to install barriers for the reduction and minimization of impacts, including noise from industrial uses, within the Green Zones Program.

⁴ Transportation Research Board. 1976. National Cooperative Highway Research Report 174m Highway Noise: A Design Guide for Prediction and Control. Available at: http://onlinepubs.trb.org/Onlinepubs/nchrp/nchrp_rpt_174.pdf

Response to Comment No. 5C-14:

Citations to Table IV.G-13 occurred on pages IV.G-20, 21, and 22 of the Draft PEIR. These citations were made in error and should have been to Table IV.G-12, *Vibration Source Levels for Construction Equipment*. A clarification and revision has been made correcting the citations (Section II, *Corrections, Clarifications, and Additions to the Draft PEIR*).

Response to Comment No. 5C-15:

The analysis in the PEIR was prepared using the most recent available data mostly within the last 3 to 5 years.

Response to Comment No. 5C-16:

Please see Response to Comment No. 5C-13.

Response to Comment No. 5C-17:

A summary of the LA River Master Plan, adopted by the Los Angeles County Board of Supervisions in 1996, has been added to Section IV.E, *Hydrology and Water Quality* (see Section II, *Corrections, Clarifications, and Additions to the Draft PEIR*).

Response to Comment No. 5C-18:

The comment regarding increasing the number of parcels in the Green Zones Districts that would be subject to a General Plan and Zone Change to a more restrictive industrial designation and zoning is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5C-19:

The comment regarding reducing the adoption time period of program requirements for existing industrial use is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5C-20:

The comment regarding the extension of the definition of sensitive land uses to include high-pedestrian areas such as sidewalks and medians that are used for exercise and leisure is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5C-21:

The comment regarding the suggestion that the County establish a city partnership for zoning buffers is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5C-22:

Alternatives were analyzed based on their ability to reduce potential impacts from the implementation of the Green Zones Program and meet most of the basic objectives of the proposed program. The PEIR and alternatives analyzed address the potential environmental impacts of the implementation of the program.

An alternative was considered to increase the number of communities for which the Green Zone Districts would apply to include communities located in the Antelope Valley outside of 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 (see Figure III.E-1, *Planning Areas*, in Section III, *Project Description*, of the Draft PEIR). However, after review of the EJSM map, it was determined that areas outside of the communities listed above in unincorporated areas did not meet the criteria for consideration of implementation of the Green Zones Program. Specifically, unincorporated areas containing industrial uses in the Antelope Valley and Santa Clarita area did not meet the criteria as these areas had low or very low EJSM scores outside of the incorporated Cities of Lancaster, Palmdale, and Santa Clarita (Figure III.C-1, *Environmental Justice Screening Method Score*, in Section III, *Project Description*, of the Draft PEIR). The 11 communities that would be subject to the provisions of the Green Zone Districts development standards are those areas where sensitive receptors are currently most impacted by adjacent industrial uses. As these additional communities did not meet the EJSM criteria, consideration of this alternative was eliminated.

Response to Comment No. 5C-23:

The comment regarding mobile source emissions being a primary discussion for the Green Zones Inter Agency Task Force is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

Response to Comment No. 5C-24:

The comment regarding the recommendation to a survey of the areas within 2,500 feet of elements that require the implementation of development standards on existing and proposed properties for encampments/mobile homes/people experiencing homelessness in the area is recognized by DRP but does not state a specific concern or question regarding the adequacy of the analysis contained in the Draft PEIR. Therefore, a response is not required pursuant to CEQA. However, the comment is noted for the record and will be forwarded to the decision-makers for their review and consideration.

F. PRIVATE INDIVIDUALS

No comments were received from private individuals.

Appendix A

Ordinance No. Draft 08/19/2021

ORDINANCE NO. DRAFT 08/19/2021

Purpose

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to promote environmental justice by providing zoning requirements for industrial uses, vehicle-related uses, and recycling and solid waste uses that may disproportionately affect the health of residents living in communities surrounding these land uses. Amendments to Title 22 also address industry changes and broader regulation in recycling and solid waste uses to support waste diversion and promote recycling and organic waste management.

Definitions

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.14.010 in Division 2 is hereby amended to read as follows:

22.14.010 - A

...

Automobile dismantling yard. See recycling processing facility. ~~Any premises used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the California Vehicle Code, including the buying, selling or dealing in such vehicles or vehicle parts or component materials. It also includes the storage, sale, or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop.~~

...

SECTION 2. Section 22.14.030 in Division 2 is hereby amended to read as follows:

22.14.030 - C

...

Compressed natural gas (CNG). A fuel produced by compressing natural gas to less than 1% of its volume at standard atmospheric pressure.

Compressed natural gas (CNG) fueling station. A vehicle service station that dispenses compressed natural gas.

...

SECTION 3. Section 22.14.060 in Division 2 is hereby amended to read as follows:

22.14.060 - F

...

Fertilizer manufacture. The process of producing, selling, or distributing any fertilizing material including commercial fertilizer, agricultural mineral, auxiliary soil and plant substance, organic input material, or packaged soil amendment as defined by Article 2, Section 14533 of the California Department of Food and Agricultural Code.

...

SECTION 4. Section 22.14.070 in Division 2 is hereby amended to read as follows:

22.14.070 - G

Gas manufacture. The process of extracting natural gas, producing biogas, or producing a combustible gaseous mixture (as carbureted water gas or producer gas) made from coal, coke, or petroleum products for use as fuel, illuminant, or raw materials for synthesis.

...

SECTION 5. Section 22.14.100 in Division 2 is hereby amended to read as follows:

22.14.100 - J

...

Junk and salvage. Any old, secondhand, or scrap ferrous and nonferrous metals, paper and paper products (including roofing and tar paper), cloth and clothing, wood and wood products, manufactured rubber products, rope, manufactured plastic products, paint, manufactured clay and porcelain products, furniture including mattresses, trash, and similar materials, trash, and similar materials, and shall include dismantled machinery, equipment, and parts. This term includes the bailing of cardboard boxes, paper, and paper cartons. Junk and salvage shall be regulated under “Recycling processing facilities.”

~~Junk and salvage yard. Any premises, establishment or place of business which is maintained, operated, or used for storing, keeping, buying, selling, or dismantling of junk and salvage.~~

...

SECTION 6. Section 22.14.120 in Division 2 is hereby amended to read as follows:

22.14.120 - L

...

~~Land reclamation project. Activities associated with project established to restore restoring otherwise unsuitable land to useful purposes through the use of fill materials such as rubbish, waste, soil, or other unwanted materials. This term includes “dump” or “waste disposal facility.”~~

...

SECTION 7. Section 22.14.150 in Division 2 is hereby amended to read as follows:

22.14.150 - O

...

Organic waste recycling facility. A facility that receives, sorts and processes solid wastes containing material originated from living organisms and their metabolic waste products, including but not limited to food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood waste, paper products, printing and writing paper, manure, biosolids, digestate, and sludges, as defined in California Code of Regulations Section 18982, including the following:

Anaerobic digestion facility. An in-vessel facility that uses the controlled biological decomposition of organic material in the absence of oxygen or in an oxygen-starved environment to produce biogas and a residual digestate as defined in California Code of Regulations Section 17896.2.

Combustion biomass conversion facility. A facility that produces heat, fuels, or electricity by the controlled combustion of the following materials that are source-separated: agricultural crop residues; green waste such as bark, lawn, leaves, tree and brush pruning; wood, wood chips, and wood waste; nonrecyclable pulp or nonrecyclable paper materials; and dried digestate, dried food waste, and dried sludge. Feedstock should not include animal fats.

Non-combustion biomass conversion facility. A facility that produces heat, fuels, or electricity by the use of non-combustion biomass conversion technologies on the following materials that are source-separated: agricultural crop residues; green waste

such as bark, lawn, leaves, tree and brush pruning; wood, wood chips, and wood waste; nonrecyclable pulp or nonrecyclable paper materials; and dried digestate, dried food waste, and dried sludge. Feedstock should not include animal fats.

Chipping and grinding or mulching facility. A facility that mechanically reduces the size of, or creates a product from source-separated compostable materials, including tree debris, yard trimmings, and suitable woody material, which is intended for use on soil surfaces to prevent the growth of weeds and minimize erosion, for commercial purposes. This operation does not produce compost.

Composting facility. A facility that processes, transfers, or stores compostable materials as defined in California Code of Regulations, Title 14, Section 17852(a)(11). Processing and handling of compostable materials results in controlled biological decomposition. Processing and handling includes composting, screening, chipping and grinding, and storage activities related to the production of compost, compost feedstocks, and chipped and ground materials. This may also include vermiculture; the process of decomposition of compostable materials using various species of worms. A composting facility may also be an in-vessel facility.

In-vessel facility. A facility in which organic wastes are processed through the controlled biological decomposition with or without the presence of oxygen as defined in California Code of Regulations Section 17896.2.

...

SECTION 8. Section 22.14.160 in Division 2 is hereby amended to read as follows:

22.14.160 - P

...

Pallet yards. A premise that is primarily used for repair, construction, deconstruction, reconstruction, recycling, or storage of new or used pallets, typically made of wood, that are used in handling and storage of materials.

...

SECTION 9. Section 22.14.180 in Division 2 is hereby amended to read as follows:

22.14.180 - R

...

Recycling and solid waste. The following terms are defined solely for Section 22.140.720 (Recycling Collection Facilities, Accessory), 22.140.730 (Recycling Collection Facilities, Principal), 22.140.740 (Organic Waste Facilities), and 22.140.750 (Solid Waste Facilities).

Biosolids. Solid, semi-solid, sludge, or liquid residue generated during the sewage or wastewater treatment process, as defined in Section 17852 of the California Public Resources Code.

Compost. The product resulting from controlled aerobic or anaerobic biological decomposition of organic wastes from the solid waste stream, as defined in Section 17852 of the California Public Resources Code. This may include vermiculture; the product of decomposition using various species of worms.

Construction and demolition (C&D) debris. C&D debris is all waste generated or by resulting from construction, renovation, repair, or demolition operations on buildings, structures, landscapes, and pavements including but not limited to houses, large building structures, roads, bridges, piers, dams, excavation projects, and

landscaping projects. C & D debris includes but is not limited to building materials, soil, dirt, fully cured asphalt, tools, packaging materials, and other material that is generally similar to C&D debris and that is source separated, that is not hazardous, contains no putrescible wastes, and that can be processed without generating any residual, provided that the material is generated by an activity that is similar to construction work.

Digestate. Solid and/or liquid residual material remaining after organic material has been processed in an in-vessel digester, which may be composted, as defined in Section 17852 of the California Public Resources Code.

Disposal. The final disposition of solid waste onto land into the atmosphere, or into the waters of the State of California. Disposal includes the management of solid waste through the landfill process.

Disposal Site. Disposal site means the place, location, tract of land, area, or premises used, intended to be used, or which has been used, for the disposal of solid wastes, inert waste/debris, organic waste, construction and demolition (C&D) debris, and household waste, not including household hazardous waste.

Hazardous waste. Hazardous waste, as defined in Section 40141 of the California Public Resources Code, means waste or combination of wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may do either of the following: (A) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of or otherwise managed. Hazardous waste includes, but is not limited to, spent fuel, waste solvent, spent acid, waste caustic

rinse water, metal polishing dust, spent plating solution, used oil, waste anti-freeze, and waste paint.

Household hazardous waste. Any hazardous waste generated incidental to owning and/or maintaining a place of residence. Household hazardous waste includes, but is not limited to, motor oil, oil filters, paint, turpentine, cleaners with acid or lye, pesticides, herbicides, batteries, light bulbs, pool chemicals, old computers, and miscellaneous electronics.

Household waste. Household waste means any solid waste material derived from households. Including garbage, trash and refuse such as bottles, cans, clothing, compost, disposables, food packing, food waste, paper goods, newspapers, magazines, discarded furniture, and discarded mattresses. Household waste does not include household hazardous waste.

Inert waste/inert debris. Non-liquid solid waste and recyclable materials that do not contain hazardous waste or soluble pollutants and has not been treated in order to reduce pollutants, as defined in Section 17381 of the California Public Resources Code. Inert debris/inert waste includes materials such as crushed glass, brick, ceramics, clay and clay products, fiberglass roofing shingles, slag, plaster, soil, dirt, concrete, asphalt, stones and rocks of varying sizes, and other inert construction and demolition debris.

Non-ferrous metals. Metals such as aluminum, brass, copper, nickel, tin, lead, and zinc, which do not contain iron and are more resistant to corrosion compared to metals containing iron or steel.

Organic waste. Organic waste means solid wastes containing material originated from living organisms and their metabolic waste products, including but not limited to, food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood waste, paper products, printing and writing paper, manure, biosolids, digestate, and sludges.

a. Compostable material. Any organic material that when accumulated will become active compost, as defined in Section 17852 of the California Public Resources Code. This term also includes the following: food material and green material.

b. Food material. Any material that was acquired for animal or human consumption and is separated from the mixed solid waste, as defined in Section 17852 of the California Public Resources Code. Food material may include commercial food waste from grocery stores, restaurants, businesses, institutional cafeterias (such as, prisons, schools and hospitals) or residential food scrap collection. It does not include agricultural food materials, such as manures, plant pruning, and crop residues.

c. Green material. Any plant material that is separated at the time of generation and contains no greater than one percent of physical contaminants by weight, as defined in Section 17852 of the California Public Resources Code. Green material includes but is not limited to yard trimmings, untreated wood wastes, natural fiber products, and construction and demolition wood waste. Green material does not include food material, biosolids, mixed solid waste, material processed from mixed waste, wood containing lead-based paint or wood preservative, mixed construction, or mixed demolition debris.

d. Mixed organic material. Any combination of compostable materials, food materials, and green materials.

Recycle (or Recycling). The process of collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw materials for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace.

Recycling processing. The controlled separation, recovery, volume reduction, conversion, or recycling of material including, but not limited to organized, manual, automated, or mechanical sorting, the use of vehicles for spreading of waste for the purpose of recovery, and/or includes the use of conveyor belts, sorting lines or volume reduction equipment.

a. Bailing. The process of compressing and binding of recycled materials and solid waste.

b. Reverse vending machine. An automated mechanical device which accepts one or more types of empty beverage containers including, but not limited to aluminum cans, glass, and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the State. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine.

Source separated materials. Materials, including commingled recyclables, which have been separated or kept separate from the solid waste stream at the point of generation.

Supermarket accessory recycling collection center. See definition under “S.”

Temporary storage area. An area where materials intended for beneficial use, salvage, recycling, or reuse may be placed for storage on a temporary basis, as approved by Public Works for up to 180 calendar days, unless a longer period is approved by Public Works, so long as such temporary storage does not constitute disposal. Putrescible materials, except construction and demolition debris or other inert debris not containing significant quantities of decomposable materials and more than one percent (by visual inspection) putrescible waste, shall not be placed in a temporary storage area for more than 48 hours under any circumstances. A temporary storage area may also be referred to as a “stockpile area.”

a. Stockpile. Stockpile shall mean temporarily stored materials. See “temporary storage area” under “Recycling and Solid Waste.”

b. Stockpile area. Shall have the same meaning as “Temporary storage area.”

Recycling collection facility, primary. A facility, as a primary use, which is used for the deposit, drop-off, or buy-back of specific recyclable materials, such as paper,

cardboard, glass, non-ferrous metal, or plastic, for the purpose of temporary storing, sorting and transferring.

Recycling processing facility. A facility that is used for the processing of recyclable materials for shipment, or to an end-user's specifications, by such means as sorting, baling, briquetting, cleaning, compacting, crushing, flattening, grinding, converting, re-manufacturing or shredding. Processing facilities include other similar businesses handling storage, processing of recyclable or reusable materials, as defined in this Chapter, including the following terms:

Automobile dismantling yard. Any premise used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the California Vehicle Code, including the buying, selling, or dealing in such vehicles or vehicle parts or component materials. It also includes the storage, sale, or dumping of dismantled, partially dismantled, or wrecked inoperative vehicles and trailers. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop.

Construction and demolition (C&D) processing facility. A site that receives any combination of construction and demolition debris for the purposes of storage, handling, transfer, or processing (including crushing, breaking, and grinding). C& D must be source separated or separated for reuse solid waste and recyclable materials specifically resulting from construction, renovation, repair or demolition operations on buildings, structures, and pavements, as defined in Section 17381 of the California Public Resources Code. For the purpose of this Title 22, such facility shall be classified as a

recycling processing facility.

Conversion technology facility (recycling). A facility that converts material other than solid waste by employing an array of biological, chemical, thermal and/or mechanical technologies to create products such as renewable electricity, renewable fuels, soil amendments, and more. Processes may include but are not limited to gasification, pyrolysis, acid hydrolysis, and/or distillation. This term includes anaerobic digestion facility and non-combustion biomass conversion facility, but does not include waste incineration facility or landfill gas-to-energy facilities. See organic waste recycling facility.

Anaerobic digestion facility. See organic waste recycling facility.

Non-combustion biomass conversion facility. See organic waste recycling facility.

Inert waste/inert debris processing facility. A facility or a site that receives, stores, handles, processes, (including crushing, breaking, and grinding), and transfers inert waste/inert debris. Inert waste/inert debris must be source separated or separated for reuse, and do not contain hazardous waste or soluble pollutants, as defined in Section 17381 of the California Public Resources Code. This does not include an inert debris landfill.

Materials recovery facility (MRF). A facility where solid wastes or recyclable materials are sorted or separated, by hand or by use of machinery, for the purposes of recovery of recyclable materials, and may include transfer stations that accompany floor sorting.

Scrap metal processing yard. An establishment or place of business which

is maintained, used, or operated solely for the processing and preparing of scrap metals for re-melting and/or reuse.

Transfer Station. A facility designated or used to accept recyclable or waste material for transfer to another location for further processing or disposal.

...

SECTION 10. Section 22.14.190 in Division 2 is hereby amended to read as follows:

22.14.190 - S

...

Scrap metal processing yard. See recycling processing facility. ~~An establishment or place of business which is maintained, used, or operated solely for the processing and preparing of scrap metals for re-melting by steel mills and foundries.~~

Sensitive use. A land use where individuals are most likely to reside or spend time, including dwelling units, schools and school yards – including trade schools, public and private schools, faith-based and secular schools, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, licensed care facilities, shelters, and daycares or preschools as accessory to a place of worship, that are permitted in the zones where they are located. A sensitive use shall not include a caretaker residence.

Solid fill. Any noncombustible materials that are insoluble in water, such as soil, rock, sand, dirt or gravel that can be used for grading land or filling depressions. This term shall not include solid waste or recyclable materials.

Solid fill project. An operation on a site where more than 1,000 cubic yards of solid fill materials are deposited ~~for any purpose, including grading or reclaiming of land.~~ This

term shall not be classified as a solid waste landfill.

Solid waste. All putrescible and non-putrescible solid, semisolid and liquid wastes, including garbage, trash, refuse, paper, containers, packaging, rubbish, ashes, industrial wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, discarded home and industrial furniture, discarded mattresses, manure, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes and recyclable materials. This term includes inert waste/inert debris, any garbage or refuse; sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility; and other discarded materials, resulting from industrial, commercial, mining, and agricultural operations, and from community activities. This term shall not include hazardous waste, as defined in Section 66714.8 of the California Government Code or Section 25117 of the California Health and Safety Code. This term includes garbage, rubbish, and waste.

Solid waste facility. This term includes the following:

Conversion technology facility (solid waste). A facility that receives and processes solid waste and converts waste by employing an array of biological, chemical, thermal, and/or mechanical technologies to create products such as renewable electricity, renewable fuels, soil amendments, and more. Processes may include but are not limited to gasification, pyrolysis, acid hydrolysis, and/or distillation. This term does not include waste incineration facilities or landfill gas-to-energy facilities.

Inert waste landfill/inert debris landfill. A disposal site that accepts only inert waste as defined in CCR, Title 14, Section 18720 (32), and in which inert debris is discharged in or on land for disposal.

Landfill gas-to-energy. Refers to a gas generated by the natural aerobic and/or anaerobic decomposition of municipal solid waste in sanitary landfills that is recovered for energy production.

Solid waste landfill. A disposal site that accepts solid waste for land disposal, but does not include a facility which receives only wastes generated by the facility owner or operator in the extraction, beneficiation, or processing of ores and minerals, a cemetery which disposes onsite only the grass clippings, floral wastes, or soil resulting from activities on the grounds of that cemetery. Solid waste landfill also includes Class III landfills and inert waste landfills as defined in Public Resources Code, Section 40195.1.

Class III landfill. Landfills that are only permitted to accept nonhazardous solid waste materials where site characteristics and containment structures isolate the solid waste from the waters of the State. The land disposal site must meet the requirements of the Federal Resource Conservation and Recovery Act (RCRA), Subtitle D; CC, Title 14, Sections 17000 et seq.; and other regional and local rules and regulations.

Municipal solid waste landfill or municipal solid waste landfill unit. Any landfill that is subject to the federal regulations of 40 CFR 258, including any portion of a disposal site that is subject to those regulations as defined in CCR, Title 27, Section 20164. The term includes any landfill, other than a Class 1 landfill, that received municipal solid waste at any time and that has received any solid waste since October 9, 1991; therefore, the term does not include any landfill that stopped receiving waste prior to that date.

Transformation facility. Refers to a facility where the principal function is to convert, combust, or otherwise process solid waste by incineration, pyrolysis, distillation, or biological conversion for the purpose of volume reduction, synthetic fuel production, or energy recovery. Transformation facility does not include a composting, gasification, engineered municipal solid waste (EMSW) conversion, or biomass conversion facility.

Waste-to-energy facility. Refers to a transformation facility that engages in the cogeneration of electricity through the incineration of residual solid waste.

...

Supermarket. Contains a full-line, self-service retail store that sells dry grocery, canned goods, perishable items, or nonfood items, and also is certified by the California Department of Resources Recycling and Recovery per Section 14526.5 of the California Public Resources Code.

Supermarket accessory recycling collection center. Recycling collection containers that are installed outdoors on an existing, lawfully established supermarket site as an accessory use only. Supermarket accessory recycling collection centers are to be operated with certification from the California Department of Resources, Recycling and Recovery (CalRecycle) under the California Beverage Container Recycling and Litter Reduction Act of 1986. Such facility may only accept beverage containers, as defined in Sections 14504 and 14505 of the California Public Resources Code. It may include any combination of the following: a mobile recycling unit, bulk reverse vending machines, or a grouping of reverse vending machines occupying more than 50 square feet; kiosk units that may include permanent structures; or unattended containers placed for the donation of recyclable materials.

SECTION 11. Section 22.14.230 in Division 2 is hereby amended to read as follows:

22.14.230 - W

...

~~Waste disposal facility. A landfill, transfer station, land reclamation project, or other similar site or facility, which is used or intended to be used for the transfer, salvage, or disposal of rubbish, garbage, or industrial waste.~~

...

Land Use Regulations including Types of Permits and Development Standards Required in Agricultural, Open Space, Resort and Recreation, and Watershed Zones

SECTION 12. Section 22.16.030 is hereby amended to read as follows:

22.16.030 Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W.

...

C. Use Regulations.

1. Principal Uses. Table 22.16.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	<i>A-1</i>	<i>A-2</i>	<i>O-S</i>	<i>R-R</i>	<i>W</i>	<i>Additional Regulations</i>
Agricultural and Resource-Based Uses						

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES

	<i>A-1</i>	<i>A-2</i>	<i>O-S</i>	<i>R-R</i>	<i>W</i>	<i>Additional Regulations</i>
...						
Land reclamation	CUP	CUP	CUP	CUP	CUP	
...						
Recycling and Solid Waste Uses¹⁸						
...						
<u>Organic waste recycling facilities</u>						
<u>Anaerobic digestion facility</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>Chipping and grinding or mulching</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>Composting, vermiculture¹⁹</u>	=	<u>SPR</u>	=	=	=	<u>Section 22.140.740</u>
<u>Combustion and non-combustion biomass conversion facilities</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>In-vessel composting</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>Recycling processing facilities</u>						
<u>Conversion technology facility (recycling) that process material other than solid waste</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.740</u>
<u>Solid waste facilities</u>						
<u>Conversion technology facility (solid waste)</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.750</u>
<u>Inert debris landfill</u>		<u>CUP</u>				<u>Section 22.140.750</u>
<u>Landfill gas-to-energy</u>		<u>CUP</u>				<u>Section 22.140.750</u>

TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	<i>A-1</i>	<i>A-2</i>	<i>O-S</i>	<i>R-R</i>	<i>W</i>	<i>Additional Regulations</i>
<u>Solid waste landfill</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.750</u>
<u>Transformation facility</u>	=	<u>CUP</u>	=	=	=	<u>Section 22.140.750</u>
...						
Notes:						
...						
<u>18. Use shall include commercial-purpose facilities only and shall not include agricultural uses.</u>						
<u>19. Soil amendment processing, chipping and grinding, mulching, and green waste processing shall not be permitted as accessory uses to vermiculture composting.</u>						

2. Accessory Uses. Table 22.16.030-C, below identifies the permit or review required to establish each accessory use.

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	<i>A-1</i>	<i>A-2</i>	<i>O-S</i>	<i>R-R</i>	<i>W</i>	<i>Additional Regulations</i>
...						
<u>Organic waste recycling facilities⁸</u>						
<u>Anaerobic digestion facility</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	=	<u>SPR</u>	=	=	=	<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, vermiculture</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>

TABLE 22.16.030-C: ACCESSORY USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES						
	A-1	A-2	O-S	R-R	W	Additional Regulations
<u>In-vessel composting</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	=	<u>SPR</u>	=	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
...						
Notes:						
...						
8. <u>Use permitted as an accessory use only when operated in conjunction with a commercial or institutional use permitted in the zone, and only to process waste produced on-site, but not as a separate enterprise.</u>						

...

SECTION 13. Section 22.16.040 is hereby amended to read as follows:

22.16.040 Development Standards for Zones A-1, A-2, O-S, R-R, and

W.

A. Development on any lot in Zones A-1, A-2, O-S, R-R, and W shall comply with Division 6 (Development Standards), where applicable.

B. New sensitive uses developed in permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.130 (Sensitive Uses).

Land Use Regulations including Types of Permits and Development Standards Required in Residential Zones

SECTION 14. Section 22.18.030 is hereby amended to read as follows:

22.18.030 Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-

5.

...

C. Use Regulations.

1. Principal Uses. Table 22.18.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.18.030-B: PRINCIPAL USE REGULATIONS FOR RESIDENTIAL ZONES							
	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>R-5</i>	<i>Additional Regulations</i>
Agricultural and Resource-Based Uses							
...							
Land reclamation	CUP	CUP	CUP	CUP	CUP	CUP	
...							

SECTION 15. Section 22.18.040 is hereby amended to read as follows:

22.18.040 Development Standards for Residential Zones.

A. Development Standards for Zones R-A, R-1, R-2, R-3, R-4, R-5 and RPD. Development on any lot in Zones R-A, R-1, R-2, R-3, R-4, R-5 and RPD shall comply with Division 6 (Development Standards), where applicable.

B. New sensitive uses developed in permitted zones and located adjacent

to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.130 (Sensitive Uses).

Land Use Regulations including Types of Permits and Development Standards Required in Commercial Zones

SECTION 16. Section 22.20.030 is hereby amended to read as follows:

22.20.030 Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.

...

C. Use Regulations.

1. Principal Uses. Table 22.20.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	<i>C-H</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-M</i>	<i>C-MJ</i>	<i>C-R</i>	<i>Additional Regulations</i>
Agricultural and Resource-Based Uses								
...								
Land reclamation projects	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
...								

TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES								
	<i>C-H</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-M</i>	<i>C-MJ</i>	<i>C-R</i>	<i>Additional Regulations</i>
Vehicle-Related Uses								
...								
<u>CNG fueling station</u>		<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	

2. Accessory Uses. Table 22.20.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES								
	<i>C-H</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-M</i>	<i>C-MJ</i>	<i>C-R</i>	<i>Additional Regulations</i>
...								
<u>Organic waste recycling facilities⁸</u>								
<u>Anaerobic digestion facility</u>		<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	=	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	=	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>

TABLE 22.20.030-C: ACCESSORY USE REGULATIONS FOR COMMERCIAL ZONES

	<i>C-H</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-M</i>	<i>C-MJ</i>	<i>C-R</i>	<i>Additional Regulations</i>
<u>Composting, vermiculture</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>In-vessel composting</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Recycling Facilities</u>								
<u>Supermarket accessory recycling collection center</u>	-	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.710</u>
...								
Notes:								
...								
8. <u>Use permitted as an accessory use only when operated in conjunction with a use permitted in the zone and only to process waste produced on-site, but not as a separate enterprise.</u>								

SECTION 17. Section 22.20.040 is hereby amended to read as follows:

22.20.040 Development Standards for Commercial Zones.

A. Development on any lot in Zones C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, and CPD shall comply with Division 6 (Development Standards), where applicable.

B. New sensitive uses developed in the permitted zones and located

adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.130 (Sensitive Uses).

...

Land Use Regulations including Types of Permits and Development Standards Required in Industrial Zones

SECTION 18. Section 22.22.030 is hereby amended to read as follows:

22.22.030 Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5.

...

C. Use Regulations.

1. Principal Uses. Table 22.22.030-B, below, identifies the permit or review required to establish each principal use.

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
Agricultural and Resource-Based Uses					
...					
Land reclamation projects	CUP	CUP	CUP	CUP	
...					
Industrial Uses					
...					

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
Junk and salvage yards, including the bailing of cardboard, cardboard boxes, paper, and paper cartons	--	--	CUP	CUP	Section 22.140.120
...					
<u>Pallet yards</u>	<u>MCUP</u>	<u>MCUP</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.700</u>
...					
Scrap metal processing yards	--	--	CUP	CUP	Section 22.140.530
...					
Waste disposal facilities	--	--	CUP	CUP	
...					
<u>Recycling and Solid Waste Uses</u>					
<u>Recycling collection centers</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.720</u>
<u>Recycling processing facilities</u>					
<u>Auto dismantling yards</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Construction, demolition, and inert debris processing or deposit facilities</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Conversion technology facility (recycling) that processes materials other than solid waste</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Materials recovery facilities</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Scrap metal yards</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES

	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
<u>Transfer stations</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.730</u>
<u>Organic waste recycling facilities</u>					
<u>Anaerobic digestion facility</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Chipping/grinding or mulching</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Combustion biomass conversion facility</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Composting, vermiculture</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>In-vessel composting</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.740</u>
<u>Solid waste facilities</u>					
<u>Conversion technology facility (solid waste)</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>
<u>Inert debris landfill</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>
<u>Landfill gas-to-energy</u>			<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>
<u>Solid waste landfill²¹</u>	-	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>
<u>Transformation facility</u>	=	=	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.750</u>
...					

TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES					
	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
...					
Vehicle-Related Uses					
...					
Vehicle services					
...					
Automobile dismantling yards	--	--	CUP	CUP	Section 22.140.120
...					
CNG fueling stations	CUP	CUP	CUP	CUP	
Notes:					
...					
21. <u>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.</u>					

3. Accessory Uses. Table 22.22.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.22.030-C: ACCESSORY USE REGULATIONS FOR INDUSTRIAL ZONES

	<i>M-1</i>	<i>M-1.5</i>	<i>M-2</i>	<i>M-2.5</i>	<i>Additional Regulations</i>
...					
<u>Organic waste recycling facilities³</u>					
<u>Anaerobic digestion</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, vermiculture</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, green waste only</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Composting, mixed waste or food waste</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>In-vessel composting</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
<u>Non-combustion biomass conversion facility</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.740</u>
...					
<u>Supermarket accessory recycling collection center</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.710</u>
...					
<u>Notes:</u>					
...					
<u>3. Use permitted as an accessory use only when operated in conjunction with a use permitted in the zone, but not as a separate enterprise.</u>					

SECTION 19. Section 22.22.060 is hereby amended to read as follows:

22.22.060 Development Standards for Industrial Zones

A. Development on any lot in Zones M-1, M-1.5, M-2, M-2.5, M-3, MPD, B-1, and B-2 shall comply with Division 6 (Development Standards), where applicable.

B. New sensitive uses developed in permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.134 (Sensitive Uses).

...

Land Use Regulations including Types of Permits and Development Standards Required in Rural Zones

SECTION 20. Section 22.24.030 is hereby amended to read as follows:

22.24.030. Land Use Regulations for Rural Zones.

...

C. Use Regulations.

...

2. Accessory Uses. Table 22.24.030-C, below, identifies the permit or review required to establish each accessory use.

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
<i>Use or Structure</i>	<i>C-RU</i>	<i>MXD-RU</i>	<i>Additional Regulations</i>
...			
<u>Recycling Facilities</u>			

TABLE 22.24.030-C: ACCESSORY USE REGULATIONS FOR RURAL ZONES			
<i>Use or Structure</i>	<i>C-RU</i>	<i>MXD-RU</i>	<i>Additional Regulations</i>
<u>Supermarket accessory recycling collection center</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.710</u>
...			

SECTION 21. Section 22.24.040 is hereby amended to read as follows:

22.24.040 – Development Standards for Rural Zones

A. New sensitive uses developed in the permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category, shall comply with Division 7, Chapter 22.130 (Sensitive Uses). Where standards in Chapter 22.130 and this Section are in conflict, the more restrictive shall apply.

AB. Development on any lot in Zones C-RU and MXD-RU shall comply with Division 6 (Development Standards), where applicable.

...

Required in Mixed-Use Zones

SECTION 22. Section 22.26.030 is hereby amended to read as follows:

22.26.030. Mixed Use Development Zone.

...

B. Land Use Regulations.

...

3. Use Regulations.

b. Accessory Uses. Table 22.26.030-D, below, identifies the permit or review required to establish each accessory use.

TABLE 22.26.030-D: ACCESSORY USE REGULATIONS FOR ZONE MXD		
		<i>Additional Regulations</i>
...		
<u>Recycling Facilities</u>		
<u>Supermarket accessory recycling collection center</u>	<u>SPR</u>	<u>Section 22.140.710</u>
...		

...

D. Development Standards. New sensitive uses developed in the permitted zones and located adjacent to existing, legally established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for the vehicle sales and rentals sub-category,

shall comply with Division 7, Chapter 22.130 (Sensitive Uses) in addition to the standards below. Where standards in Chapter 22.130 and this Section are in conflict, the more restrictive shall apply.

All new development projects in Zone MXD shall be subject to the following development standards:

...

DRAFT

**Land Use Regulations including Types of Permits and Development Standards
Required in New Green Zone Districts**

SECTION 23. Chapter 22.84 is hereby added to read as follows:

Chapter 22.84 Green Zone Districts

Sections:

22.84.010 Purpose

22.84.020 Applicability

22.84.030 Standards and Requirements for Specific Uses

22.84.040 Schedule for Compliance

22.84.050 District Map

22.84.010 Purpose.

The Green Zone Districts are established to promote environmental justice in communities that are disproportionately affected by toxic pollutants and contaminants generated from various land uses over time. This Chapter provides regulations and procedures for new and existing land uses to ensure that such land uses will be operated in consideration of the surrounding sensitive uses as defined in Chapter 22.14 (Definitions), minimizing potential adverse health and safety impacts, and promoting

clean industrial uses. 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, West Whittier-Los Nietos, Walnut Park, West Athens-Westmont, Willowbrook, West Carson, and West Rancho Dominguez-Victoria.

22.84.020 Applicability.

A. General Applicability. This Chapter applies to uses that are located in permitted zones within the Green Zone Districts, as depicted on Figure 22.84.050-A, and meet all criteria described below:

1. Type of uses

a. New and legally established, existing uses listed under the Industrial Uses category, except for Airport-Related sub-category, in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), including airports, heliports, helistops, and landing strips.

b. New and legally established, existing uses listed under Recycling and Solid Waste Uses category in Table 22.22.030-B (Principal Use Regulations for Industrial Zones).

c. New and legally established, existing uses listed under the Vehicle-Related Uses, in Table 22.22.030-B (Principal Use Regulations for Industrial Zones), except for Vehicle sales and rentals sub-category. Supply stores under Vehicle services sub-category that are within fully enclosed buildings are also not subject to this Chapter.

d. New automobile service stations and new drive-through establishments, listed in Table 22.20.030-B (Principal Use Regulations for Commercial Zones) or Table 22.26.030-B (Principal Use Regulations for Zone MXD).

2. Location of uses.

a. Any lots, or portion thereof, that contain the uses described in Subsection A.1.a., A.1.b, A.1.c, or A.1.d, above, and are located within a 500-foot radius of a lot that contains a sensitive use as defined in Chapter 22.14 (Definitions) as of [EFFECTIVE DATE OF ORDINANCE] shall comply with the requirements in Subsections 22.84.030, 22.84.040, and 22.84.050, below.

b. New automobile service stations and drive-through establishments in any zones where they are permitted and located within a 500-foot radius of a lot that contains a sensitive use as defined in Chapter 22.14 (Definitions) as of [EFFECTIVE DATE OF ORDINANCE] shall comply with the requirements in Subsection 22.84.030.

c. For the purpose of this Chapter, all requirements shall also apply to such lots, or portions thereof, if the sensitive use within a 500-foot radius is located within an incorporated area and is also a residential use.

3. Prohibited uses. The following uses are prohibited within a 500-foot radius of a lot containing a sensitive use in Green Zone Districts, except where noted:

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 manufacture.
- 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 accessory anaerobic digestion of on-site generated waste associated 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 a 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

4. Schedule for compliance. Existing structures or development for the uses subject to this Chapter shall comply with the applicable provisions of this Chapter pursuant to Subsection 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses), below.

5. Exemption. Notwithstanding Subsection A.1.a, above, this Chapter shall not apply to the following:

a. Any legally established, existing uses that have been operating with an approved discretionary land use permit as provided by this Title 22, until the expiration date of such permit or until a new discretionary permit is required.

b. Any lawfully established automobile service station, for which a valid building permit has been issued prior to [EFFECTIVE DATE].

B. Exceptions.

1. When in conflict with other provisions of Title 22, the more restrictive requirements shall apply.

2. Improvements made pursuant to this Chapter shall not be subject to Chapter 22.172 (Nonconforming Uses, Buildings and Structures).

22.84.030 Standards and Requirements for Specific Uses.

A. Application Requirements.

1. The following uses shall require a Conditional Use Permit (CUP) (Chapter 22.158) within a 500-foot radius of a lot containing a sensitive use in the Green Zone Districts as measured from any lot line.

a. Industrial Uses.

i. Assembly, manufacture, packaging, and storage of finished or prepared materials, including on-site manufacture of raw, natural, or synthesized flammable or toxic chemicals:

(a) Earthen products, including ceramics, sand, and stone, but excluding brick, terra cotta, and tile manufacture.

(b) Precious and semi-precious metal products, including jewelry and lapidary.

ii. Assembly, manufacture, packaging, and storage of finished or prepared materials, provided that no manufacturing of raw natural or synthesized materials, including flammable or toxic chemicals, are conducted on-site. Metal products and parts; including the fabricating, engraving, spinning, storing, plating, and finishing of, where the use prohibits snap riveting and any process used in bending or shaping, which produces any audible nuisance or disagreeable noise, is prohibited. Use of perchloric acid is prohibited. Use excludes foundries and forging works.

iii. Food processing:

(a) Breweries.

(b) Dairy products depots.

(c) Slaughtering, dressing, processing, packing, and sale of poultry, fowl, rabbits, and other similar animals of comparable nature, form, and size.

(d) Starch mixing and bottling.

iv. Laundries and cleaning services, such as rug and carpet cleaning plants.

v. Manufacturing:

(a) Blacksmith shops.

(b) Boat building.

(c) Concrete batching plants, mixers of one cubic yard capacity or smaller.

(d) Engraving, machine metal engraving.

(e) Fabricating.

(f) Ice manufacturing, distribution and storage.

(g) Lubricating oil canning and packaging, limited to 100 barrels stored aboveground at a time.

(h) Lumberyard.

(i) Machine shops.

(j) Paint mixing, excluding lacquers and synthetic enamels.

(k) Presses, hydraulic presses for the molding of plastics.

(l) Refrigeration plants.

(m) Sand, the washing of sand to be used in sandblasting.

(n) Sheet metal shops.

(o) Stone, marble and granite; including grinding, dressing, and cutting.

vi. Recycling and Solid Waste uses, including auto dismantling/recycling (indoor operation), scrap metal (indoor operation, and junk and salvage yards.

vii. Storage:

(a) Acetylene and oxygen storage in tanks. Oxygen shall be stored in a room separate from acetylene and such rooms are separated by a not less than one-hour fire-resistant wall.

(b) Boat storage.

(c) Building materials.

(d) Bus storage.

(e) Car barns for buses and streetcars.

(f) Cold storage plants.

(g) Contractor's equipment yards, including farm and building trade equipment.

(h) Distributing plants.

(i) Draying yards or terminals.

(j) Fuel yards.

(k) Machinery storage yards.

(l) Moving van storage or operating yards.

(m) Plaster storage.

(n) Produce yards and terminals.

(o) Storage and rental of plows, tractors, buses, contractor's equipment, and cement mixers.

(p) Truck and RV storage.

(q) Warehouses, including storage warehouses, which generate more than 100 truck trips per day.

(r) Waste hauler vehicle or waste hauler container storage

(s) Wood yards.

viii. Tire retreading or recapping.

ix. Valves, storage and repair of; including oil well valves.

x. Welding.

b. Vehicle-Related Uses:

i. Automobile washing, automatic car wash.

ii. Automobile washing, coin-operated or hand wash.

iii. Vehicle services, automobile body and fender repair, and paint shops.

iv. Vehicle services, automobile impound and tow yards.

v. Vehicle services, automobile painting and upholstering shops.

vi. Vehicle services, any automobile repair garages that have accessory uses.

vii. Vehicle services, new automobile service stations, including compressed natural gas filling stations.

viii. Vehicle services, automobile supply stores, outdoor.

c. New development, change of use, or major improvements proposed on a site that is partially or entirely located within a half-mile radius of the boundaries of Superfund Sites [as identified in the Environmental Protection

Agency (EPA) National Priorities List]. For these uses, an environmental site assessment (Phase 1 Study) shall be submitted.

2. Projects that propose grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, state, and local laws with regard to protection of Tribal Cultural Resources.

3. All other types of industrial or vehicle-related uses subject to this Chapter shall require a Ministerial Site Plan Review (Chapter 22.186) or Minor Conditional Use Permit (Chapter 22.160) application in compliance with this Subsection 22.84.030.

4. All uses subject to a Conditional Use Permit may be required to submit a noise evaluation report and control plans for odor, dust, and vibration prepared by a licensed professional at the request of Public Health. Mitigation measures, if required, shall be approved by the Department of Public Health prior to the permit being finalized.

B. Additional Findings. When a Conditional Use Permit (Chapter 22.158) is required by Subsection 22.84.030, above, or a Minor Conditional Use Permit (Chapter 22.160) is required by Title 22, the following additional findings shall apply in addition to the CUP findings required in Section 22.158.050.B (Findings and Decision) or Minor CUP findings in Section 22.160.050 (Findings and Decision):

1. The proposed use, development of land, and application of development standards are arranged to prevent adverse effects related to odor, noise, aesthetic, soil contamination, and air quality on neighboring property;

2. The proposed use and development of land employ appropriate environmental impact mitigation strategies, such as physical design characteristics, mechanical safeguards, or best practice strategies, including placement of construction equipment as far away from sensitive uses as possible, use of construction equipment that has properly operating and maintained mufflers, use of Zero Emissions construction equipment where feasible, orienting public address systems onsite away from nearby sensitive uses and setting system volume at a level not readily audible past the property line as feasible, and minimizes impacts on nearby sensitive uses; and

3. The proposed use and development of land protects public health and safety and promotes environmental sustainability.

C. Development Standards.

1. Development Standards for All Uses Subject to this Chapter.

a. Solid walls.

i. The following uses shall provide solid walls along the street frontage and any other lot lines adjoining a lot containing sensitive uses:

(a) Boat storage.

(b) Bus storage.

(c) Organic waste facilities.

(d) Pallet yards.

(e) Recycling collection facilities.

(f) Recycling processing facilities.

(g) Truck and RV storage.

(h) Uses that have accessory uses or secondary, related activities other than parking occurring outdoors.

ii. Required solid walls shall meet the following standards:

(a) Be of a uniform height between eight and 12 feet;

(b) Be of a minimum thickness of six inches;

(c) Be a neutral color; and

(d) Be constructed in workmanlike manner and consist of materials such as concrete masonry unit (CMU) or masonry, brick, or the like, etc.

iii. Any type of fencing or wire is prohibited, except that metal gates may be permitted for the purpose of vehicular access.

b. Landscaping on street frontage. Required solid walls along street frontages shall be setback by landscaping of a minimum of five feet in depth, as described below, unless the landscaping encroaches into the required existing parking spaces and associated maneuvering areas, or existing building or structures. The landscaping shall be verified on a landscaping plan submitted to the Department and consist of the following:

i. One 15-gallon tree for every 100 square feet of landscaped area shall be planted and spaced ten feet apart. The remaining area shall also be landscaped with grass, shrubs, or bushes, etc. All plants provided for required landscaping shall be drought-tolerant and include only non-invasive plant species.

ii. The landscaping shall be maintained in a healthy condition with appropriate watering, pruning, weeding, fertilizing, and litter removal. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and shall not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works.

iii. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department.

iv. Trees shall be selected from the Tree Species List maintained by the Director.

v. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers shall be electric and non-combustion powered.

vi. Notwithstanding Chapter 12.84 (Low Impact Development Standards) of the County Code, parcels subject to this Chapter 22.84 (Green Zone Districts) and less than 1 acre in size shall not be exempt from Low Impact Development requirements.

c. Storage of Materials, Vehicles, or Equipment.

i. Any materials, vehicles, or equipment that are stored outdoors shall not exceed the height of the surrounding wall, shall be fully contained within the property boundaries, and shall not spillover onto public right-of-ways.

ii. The height of stored materials outdoors shall not exceed the height of the required wall(s). Stored materials shall be set back at least 10 feet from the wall or the length equal to the wall height, whichever is greater.

iii. The area between the stored materials and the wall may be landscaped.

d. Enclosure. A completely enclosed building shall be provided for the following unless another regulatory agency requires natural ventilation:

i. Any area used for storage or handling of hazardous materials;

ii. Any area where manufacturing or repair work occurs, such as assembly or disassembly of parts, repairs, processing of materials, or operation of equipment that emits or generates dust, smoke, gas, fumes, cinder or waste; or

iii. Recycling processing facilities, including auto dismantling activity.

(1) Auto dismantling activity shall be placed furthest away from nearby sensitive uses as possible and be fully enclosed within a building.

(2) The garage door or opening of the enclosed building for dismantling activity shall face the opposite direction of the nearest sensitive use and may be kept open during operation for ventilation.

(3) Ancillary operations, storage, parking aside from dismantling activity may be conducted outdoors, provided that it is fully contained within the property boundaries and no storage or operation occurs on adjacent public rights-of-way or neighboring properties.

e. Surfacing. Areas designated for vehicle parking, vehicle circulation, or storage of materials or equipment shall be paved with impervious materials such as an asphalt or an oil and aggregate mixture, use light color pavement, and be maintained to the satisfaction of the Director. Paved areas shall be clustered to maximize pervious area. Alternative paving materials may be permitted to the satisfaction of the Director and Public Works.

i. All areas of broken concrete or asphalt, including but not limited to divots, cracks, potholes, and spalling of concrete or asphalt in the raw material receiving area of a recycling processing facility, or any portion of the facility where waste materials are unloaded and touch the ground outside of an enclosure shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

f. Recycling and Solid Waste Storage. Any trash receptacles or storage areas for recycling and solid waste shall meet the requirements set forth in Chapter 22.128 (Storage Enclosure Requirements for Recycling and Solid Waste).

g. Vehicular access and on-site circulation for cars and trucks. For new uses, driveway entrances and exits shall be located as far away from sensitive uses as feasible, and on-site vehicular circulation and truck loading and unloading areas, including truck loading docks, shall be located in rear or on the side of structures, or as far away from the nearest sensitive use as feasible, to the satisfaction of the Director. Queuing and check-in points for trucks must be located on-site and furthest away from any property lines that are closest to any nearby sensitive use, when feasible. In cases

of infeasibility for uses subject to a Conditional Use Permit, an additional finding must be made to justify why this may not be possible.

h. “No Idling” Sign Required. Where loading spaces are provided, the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as “5-minute idle limit,” “spare the air,” “please turn off engine when stopped,” or similar language.

i. Accessory Structures and Utilities. A site that contains an outdoor operation with an office shall permanently affix the building to the ground and provide one toilet that is served by public water and sewer, or otherwise approved by the Director as well as by the Departments of Public Health and Public Works.

j. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each facility or site shall provide a perimeter identification sign that complies with the following:

i. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way and for pedestrians, and no higher than eight feet from the ground measured vertically from the base of the sign.

ii. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum of nine square feet. The area for a perimeter identification sign shall not be accounted for the area permitted for business signs specified in Chapter 22.114 (Signs).

iii. The perimeter identification sign shall permanently display hours of operation, telephone number of the facility representative, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to Regional Planning and AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by Regional Planning or SCAQMD:

(a). "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and

(b). "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG visit www.aqmd.gov."

iv. Multi-tenant buildings or sites may provide one such sign containing the information for all tenants listed in Subsection C.1.i.iii, above, provided that each tenant has its own business identification sign that is clearly visible from the public right-of-way.

k. Hazardous sites. Any proposed project on a parcel known to be a hazardous property or listed on the Cortese List maintained by the California Environmental Protection Agency shall provide appropriate federal, state, or local agency clearance letter for the site. In addition, any parcel known to have a previous use that potentially generated hazardous materials shall demonstrate that the site is clear of contamination with a Phase 1 study.

2. New Development or Proposed Expansions to Existing, Legally-Established Uses Adjacent to Sensitive Uses.

a. Building setback. A minimum of a 10-foot setback shall be provided along the property lines adjacent to sensitive uses. Any proposed additions above the ground floor of existing, legally-established uses adjacent to sensitive uses shall also be set back 10 feet from the nearest property line.

b. Building height. Any new building or structures, or any portion proposed for additions, excluding chimneys, rooftop antennas, roof-mounted solar panels, or other rooftop equipment including HVAC units, air purifiers, etc., shall set back the portion of the building or structure one additional foot for every foot above 35 feet in height, up to a maximum height of 45 feet.

3. Standards for Specific Uses. In addition to C.1 and C.2 above, the following standards shall apply to the uses listed below on the Effective Date of Ordinance unless otherwise specified.

a. Automobile and vehicle repair shops.

i. No open vehicle hood is permitted outside the building.

b. Automobile service stations, new, including compressed natural gas filling stations.

i. All new automobile service stations, including compressed natural gas filling stations, shall comply with the requirements set forth in Subsection C.2, above.

ii. All new automobile service stations, including compressed natural gas filling stations, shall locate the gasoline or fuel dispensing areas at least 50 feet from the nearest sensitive uses.

c. Warehouses. The following standards, except vii, below, shall apply to new warehouses and for existing warehouses, shall be met within 5 years of the Effective Date of Ordinance for legally-established existing uses, unless additional required improvements allow for 7 years, in which case 7 years shall be granted.

i. Utilize electric or alternatively fueled sweepers with HEPA filters.

ii. Utilize Energy Star heating, cooling, and lighting devices, and appliances.

iii. Off-road equipment. All off-road equipment (non-street legal), such as forklifts and other machinery, used onsite for warehouse operations shall be powered by alternative fuels, electrical batteries, or other alternative/non-diesel fuels (e.g., propane) that do not emit diesel particulate matter, and that are zero or low-emission.

iv. Landscaping equipment. All landscaping equipment, such as lawn mowers and leaf blowers used onsite shall be electrically powered.

v. Zero-emission or near-zero emission trucks. Require no less than 15% of total trucks used in warehouse operations to be zero-emission (ZE) or near-zero emission (NZE) on-road haul trucks (e.g., material delivery trucks and soil import/export) such as heavy-duty trucks with natural gas engines that meet the California Air Resources Board (CARB)'s adopted optional NOx emission standard at 0.02 grams per brake horsepower-hour (g/bhp-hr). If zero-emission or near-zero emission trucks are not feasible, at least 15% of trucks used in warehouse operations shall be 2010 model year Emissions Equivalent Engine and meet the California Air Resource Board's (CARB) 2010 engine emissions standards at 0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions or newer, cleaner trucks. Operators shall maintain records of all trucks associated with the operation, and make those records available to the Department upon request.

vi. Provide electric vehicle (EV) charging stations in the number of spaces equal to a minimum of 5% of all provided parking, but no less than the total number of zero-emission or near-zero emission trucks associated with the warehouse operations, including appropriately sized electrical infrastructure and electrical panels. Electrical hookups should be provided for truckers to plug in any onboard auxiliary equipment.

vii. New warehouses shall have a minimum 100-foot buffer consisting of office space, employee parking, and/or landscaping between primary operation and lot lines that are closest to nearby sensitive uses.

d. New drive-through establishments. The following standards shall apply to new drive-through establishments only.

i. Comply with the requirements set forth in Subsection C.2.a, above.

ii. A maintenance plan shall be submitted as part of the CUP application, to the satisfaction of the Director of Regional Planning, and the drive-through facility shall comply with the maintenance plan.

iii. The location of the drive-through area, including cashier microphone, speakers, and drive-through lane, shall be located at least 20 feet from the property line of any adjoining residentially-zoned lot, and speakers and lighted menus shall be oriented away from such lots.

iv. Hours of operation for the drive-through area shall be no earlier than 6:00a.m. and no later than 12:00a.m.

v. A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through area to any adjoining residentially-zoned lot.

vi. The required trash bin shall be enclosed by a decorative wall measuring at least five feet tall, but not more than six feet tall, and shall have solid doors.

D. Modification.

1. A modification may be requested through a Minor Conditional Use Permit (Chapter 22.160) application if the use is subject to a Minor CUP or Site Plan Review (Chapter 22.186, or through a Conditional Use Permit (Chapter 22.158) application if the use requires a CUP, for the development standards listed below:

- a. Solid wall (Subsection C.1.a.ii).
- b. Landscaping (Subsection C.1.b.i).
- c. Accessory Structures and Utilities (Subsection C.1.i).
- d. Signs (Subsection C.1.j.ii).
- e. Warehouses. (Subsection C.3.c.iii, iv, v, vi, and vii).

2. When a modification is requested for any development standards listed in Subsection D.1, above, the following findings shall apply in addition to the findings required in Subsection B (Additional Findings), above:

a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property;

b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the community; and

c. Granting the requested modification is consistent with the findings in Subsection D.2., above in addition to the findings required in Subsection B (Additional Findings), above.

E. Performance Standards for All Uses.

1. Hours of outdoor operation. No outdoor operation or activities, including truck loading and unloading, shall be conducted between 6:00 p.m. and 8:00 a.m., daily, with the exception of loading and unloading into an enclosed building only.

2. Storage of Materials and Waste. All materials or waste shall be stored in designated receptacles, bins, or pallets, and located on a paved impermeable surface on site, or within an enclosed building.

3. Site Maintenance. Other than for the collection or receipt of items related to the principal use, exterior areas of the premises shall be maintained free of garbage, trash, debris, or junk and salvage except as stored in designated trash collection containers and enclosures.

F. Fees. In the case when a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with the project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

Explanation of Schedule of Compliance for Existing Uses to Comply with New Land Use Regulations Development Standards, and Permitting Process Required in

Green Zone Districts

**22.84.040 Schedule for Compliance for Existing, Legally-
Established Uses**

A. Existing, legally-established uses that are subject to this Chapter shall be brought into compliance with all applicable requirements of this Chapter according to the schedule identified in Table 22.84.040-A, below, as follows, provided that the number of years to comply is accounted from [EFFECTIVE DATE OF THE ORDINANCE]:

TABLE 22.84.040-A: Schedule for Compliance for Existing, Legally-Established Uses Up to 500 Feet from a Sensitive Use¹			
Permit Required	3 Years	5 Years	7 Years
Site Plan Review (SPR) for uses up to 100 feet from a Sensitive Use	Installation of any one or both of the following combined and no other improvements: signage, landscaping	Installation of walls, surfacing, or specific standards for warehouses, along with or without any other improvements combined, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
Site Plan Review for uses between 101 – 500 feet from a Sensitive Use	N/A	Installation of any one or all improvements, including specific standards for warehouses, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR

Conditional Use Permit (CUP) or Minor Conditional Use Permit (MCUP) for uses up to 100 feet from a Sensitive Use	N/A	CUP or MCUP attainment and installation of any one or all improvements, including specific standards for warehouses, if new building enclosure is not required	Installation of building enclosure and any other improvements for CUPs or MCUPs
CUP or MCUP for uses between 101 - 500 feet from a Sensitive Use	N/A	CUP or MCUP attainment and specific standards for warehouses, if new building enclosure is not required	Installation of all improvements for CUPs or MCUPs
<u>1. Section 24.84.030.E (Performance Standards for all Uses), shall apply to existing, legally-established uses at the time of the compliance schedule deadline for the established use.</u>			

1. Existing uses that are entirely or partially within a 100-foot radius of a lot containing a sensitive use in a permitted zone and:

a. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for the requirements specified in Subsection C.1.b (Landscaping) or C.1.j (Perimeter Identification Signs) of Section 22.84.030, only and no other improvements required, three years;

b. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for any one or combination of the requirements specified in Subsection C.1.a through C.1.j, beyond C.1.b (Landscaping), and C.1.j (Perimeter Identification Signs), except for C.1.d (Building Enclosure) of Section 22.84.030, or subject to C.3.c

(Standards for Specific Uses, Warehouses), five years; if building enclosure is required in addition to any improvements, seven years;

c. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for the requirements specified in Subsection C.1.d (Building Enclosure) only, or C.1.d. along with any other requirements of Section 22.84.030, seven years;

d. Subject to a Conditional Use Permit (Chapter 22.158) pursuant to this Chapter for the requirements specified in Subsection C.1.a (Solid walls), C.1.b (Landscaping on street frontage), C.1.j (Perimeter Identification Signs), or C.3.c (Standards for Specific Uses, Warehouses) only, of Section 22.84.030, five years;
or

e. Subject to a Conditional Use Permit (Chapter 22.158) pursuant to this Chapter for all other requirements, seven years.

2. Existing uses that are entirely or partially located between a 101-foot radius and a 500-foot radius of any lot containing a sensitive use and:

a. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for the requirements specified in Subsection C.1.a through C.1.j, except for C.1.d (Building Enclosure) or subject to C.3.c (Standards for Specific Uses, Warehouses) of Section 22.84.030, five years;

b. Subject to a Ministerial Site Plan (Chapter 22.186) pursuant to this Chapter for the requirements specified in Subsection C.1.d. (Building Enclosure) along with or without any other requirements of Section 22.84.030, seven years; or

c. Subject to a Conditional Use Permit (Chapter 22.158) pursuant to this Chapter, seven years. Uses that are subject to a Conditional Use Permit pursuant to this Chapter shall be brought into full compliance with all applicable requirements of this Chapter, no later than [Seven years from effective date of Ordinance] or cease operations.

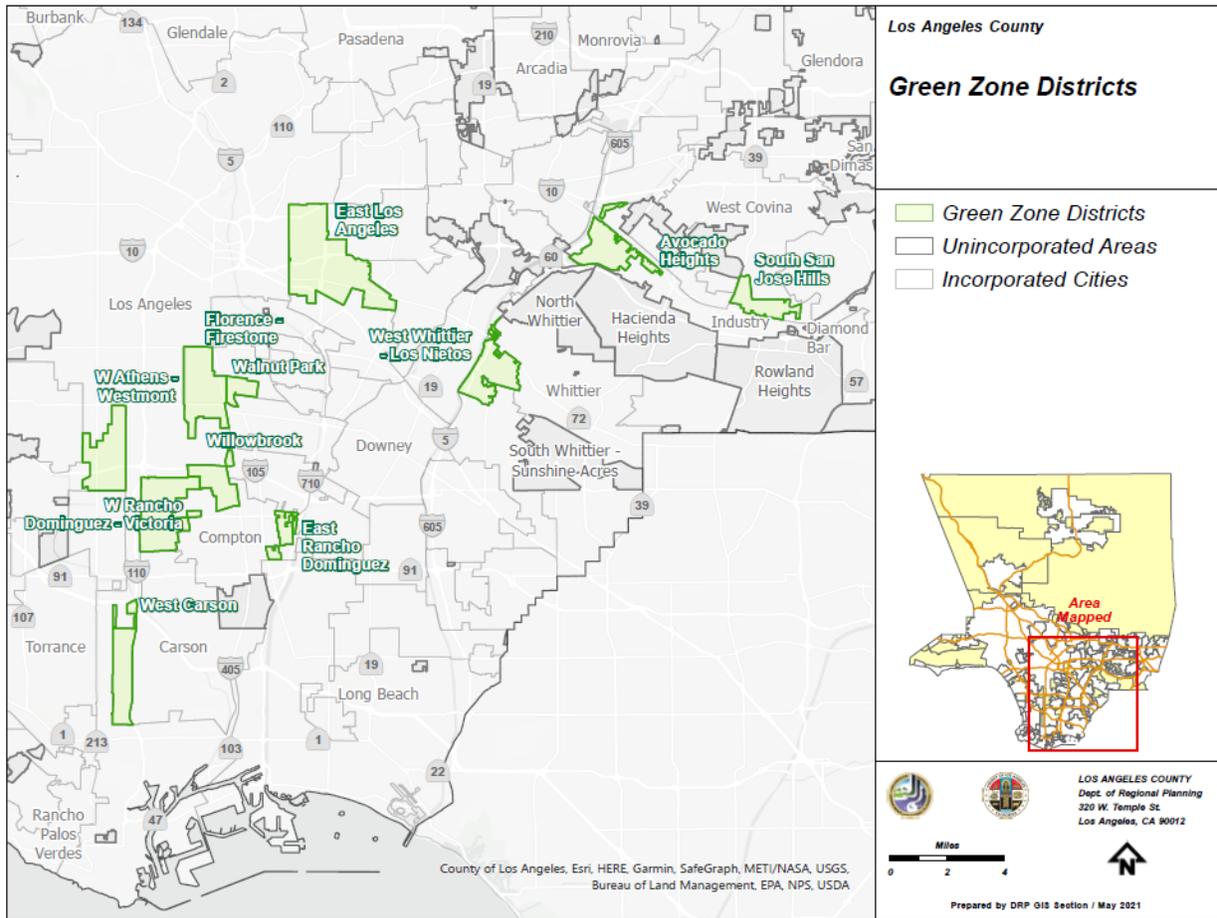
3. All existing uses that have been operating with an approved discretionary land use permit prior to [Effective date of Ordinance] as provided by this Title 22 shall be brought into full compliance with all applicable requirements of this Chapter upon a renewal of such permits or requirement for a new discretionary permit.

4. Compliance shall be defined solely for this Chapter as the implementation and or construction of all required development standards for uses subject to Chapter 22.84 within the timeframe identified in Table 22.84.040-A. For properties requiring improvements that fall into multiple compliance years, the longer timeline shall apply to all improvements.

22.84.050 Green Zone Districts Map.

The boundaries of the Green Zone District communities are shown on Figure 22.84.050-A: Green Zone Districts Boundaries, below.

Figure 22.84-A: Green Zone Districts Boundaries



Update to Existing Required Parking Spaces for Specific Industrial Uses

SECTION 24. Section 22.112.070 is hereby amended to read as follows:

22.112.070 Required Parking Spaces.

A. Required Parking Spaces. Table 22.112.070-A, below, identifies the minimum number of parking spaces required to establish each use.

TABLE 22.112.070-A: MINIMUM REQUIRED PARKING SPACES	
Use	Number of Spaces
...	
Industrial uses – in any zone, excluding Zone SR-D	

	Industrial/manufacturing uses, excluding <u>recycling and solid waste facilities</u> scrap metal processing, automobile dismantling, junk and salvage yards, and warehouses	1 space per 500 square feet and 1 space per vehicle <u>directly used for operation of the business.</u>
	<u>Recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities except for landfills.</u> Scrap metal processing, automobile dismantling, and junk and salvage yards ³	1 space per vehicle <u>directly used for operation of the business,</u> and 1 space per 7,000 square feet or fraction thereof of yard area up to 42,000 square feet and 1 space per 20,000 square feet or fraction thereof of yard area in excess of 42,000 square feet. A minimum of <u>103</u> spaces is required for each use.
	Warehouses, as defined in Division 2 (Definitions)	1 space per 1,000 square feet used for warehousing and 1 space per 400 square feet used for office.
...		
<u>Vehicle-related uses</u>		
	<u>Auto services, excluding automobile impound yards, automobile service stations, automobile supply stores, and boat repair.</u>	<u>1 space per 500 square feet of building or structure area used for repair work.</u>
...		
<p>3. The parking spaces required herein shall not be used for the parking of vehicles used directly in the <u>operation</u> conducting of such use <u>scrap metal processing yards or automobile dismantling yards,</u> or of renovated, repaired, or reassembled vehicles which are owned, operated, or in the possession of the proprietor of the yard. The addition of automobile parking spaces on an adjacent lot for purposes of complying with the parking requirements of this Section shall not be considered an expansion of the use.</p>		

Proposed New Regulations for Required Recycling and Solid Waste Storage Enclosures

SECTION 25. Chapter 22.132 is hereby added to read as follows:

**Chapter 22.132 Storage Enclosure Requirements for Recycling and
Solid Waste.**

Sections:

22.132.010 Purpose.

22.132.020 Applicability.

22.132.030 Development Standards.

22.132.010 Purpose.

This Chapter ensures that enclosed rooms or storage areas are provided to store, collect, and load waste, recyclable materials, and organic materials generated by commercial, industrial, and residential land uses with four or more units, and that the area may be safely accessed by building occupants and waste and recycling haulers in compliance with Title 14, Division 7 (Natural Resources) of the California Code of Regulations.

22.132.020 Applicability.

This Chapter applies to recycling and solid waste storage associated with the following:

- A. New non-residential development;
- B. New residential development with four or more units; and
- C. Expansion by 50 percent or more of the existing floor area for existing non-residential or residential developments with four or more units.

22.132.030 Development Standards.

A. Receptacles. All waste, compost, and recyclables shall be stored in closed receptacles at all times.

B. Location. The following location standards apply to recycling and solid waste storage areas.

1. All municipal solid waste, recyclable, and compostable material receptacles shall be located within the same enclosure, unless the Director determines that extraordinary circumstances prevent co-locating containers within one enclosure, thereby necessitating multiple enclosures.

2. The storage area shall be accessible to residents, employees, and refuse and recycling haulers at all times.

3. When the storage area is located outside of a building, it shall be located in the rear portion of the lot wherever feasible, or adjacent to an alley if the lot is bordered by an alley.

C. Distance Requirements.

1. Where an outdoor recycling and solid waste storage area is separated from an adjoining building, it shall be no closer than 10 feet from any building or 20 feet from any door or window in linear distance

D. Vertical dimensions. Recycling and solid waste storage areas shall have a vertical dimension of at least eight feet.

E. Clearance and Circulation. Outdoor recycling and solid waste storage areas shall not be located in any required yard, parking space, landscaped areas, or other areas required to remain clear of obstructions to comply with Title 26 (Building Code) and Title

32 (Fire Code) of the County Code, and shall not obstruct vehicular or pedestrian circulation.

F. Enclosure.

1. All outdoor recycling and solid waste storage areas are required to have a view-obstructing fence or wall in compliance with Section 22.140.430 (Outdoor Storage). Chain-link fences are not sufficient for view-obstructing requirements unless combined with inserts that obstruct view to the satisfaction of the Director.

2. The height of stored items shall not exceed the enclosure surrounding it.

3. A roof shall be required to screen the storage area from views down from upper-story windows in adjacent residential or mixed-use buildings.

G. Paving. The ground or floor where the storage area is located shall be paved pursuant to Section 22.112.080.E (Paving). The paving shall extend beyond the walls of the enclosure by at least two feet to the satisfaction of Public Works.

H. Signage.

1. At least one sign, not to exceed four square feet in area, shall be provided for recycling and waste storage areas.

2. The sign shall be posted adjacent to the entrance to the storage area.

3. The sign shall list the type of material that may be deposited in each receptacle.

I. Cleaning and Maintenance. Recycling and solid waste storage areas shall be maintained in a clean, litter-free condition, in such a way that vermin, rodents, or other pests are prevented from entering the area.

Proposed New Regulations for Sensitive Uses that Choose to Locate Next to Existing, Legally-Permitted Industrial, Recycling or Solid Waste or Vehicle-Related Uses

SECTION 26. Chapter 22.134 is hereby added to read as follows:

22.134 Sensitive Uses Adjacent to Industrial, Recycling or Solid Waste, or Vehicle-Related Uses.

22.134.010 Applicability.

22.134.020 Application Review Procedures.

22.134.030 Development Standards.

22.134.010 Applicability.

A. The standards and requirements in this Chapter shall apply to any new sensitive use, including dwelling units (except for accessory dwelling units), schools and school yards, parks, playgrounds, daycare centers, preschools, nursing homes, hospitals, and daycares or preschools as accessory to a place of worship, developed on a lot that is adjacent to or adjoins any legally-established industrial uses, recycling or solid waste uses, or vehicle-related uses listed in Table 22.20.030-B (Principal Use), except for vehicle sales and rentals sub-category.

B. In a Green Zone Districts, approval of a new sensitive use shall not subject existing industrial, recycling or solid waste, or vehicle-related uses to the requirements of Chapter 22.84 (Green Zone Districts).

22.134.020 Application and Review Procedures.

A. Applications to establish a new sensitive use adjacent to or adjoining an existing, legally-established industrial use, recycling or solid waste use, or vehicle-related use listed in Table 22.20.030-B (Principal Use), except for vehicle sales and rentals sub-category shall submit a Land-Use Map, including a land-use legend with symbols identifying existing land uses that are within a 500-foot radius of the property lines of the proposed site.

22.134.030. Development Standards for Sensitive Uses.

A. Setbacks and Landscaping.

1. In addition to the requirements of Chapter 22.126 (Tree Planting Requirements) a landscaped setback of a minimum 15 feet in depth and a minimum 3 feet in height, and shall be provided along the adjoining property lines or street frontage that directly faces any portion of an existing industrial, recycling or solid waste uses, or vehicle-related use.

2. All landscaping shall be drought-tolerant, include only non-invasive plant species, and include a mix of shrubs, turf, trees, or vertical landscaping.

3. The landscaping shall be maintained in a healthy condition, with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

B. Solid Walls. Solid walls shall be provided along the property lines or along required landscaping adjoining the applicable non-sensitive uses (industrial, recycling or solid waste uses, or vehicle-related uses, except for sales and rental) and shall have a uniform height of at least eight feet.

C. Open Space. Any common open space shall be buffered from the adjacent facilities by a building, structure(s), or landscaping of a minimum of three feet in height. The landscaped buffer shall be a minimum of three feet in depth on the premise.

D. Additional requirements.

1. All windows in any buildings shall be double-glazed (double-paned).
2. Balconies shall be prohibited on the side of a building that faces an adjoining lot containing an existing industrial uses, recycling or solid waste uses, or vehicle-related uses, except for vehicle sales and rentals.
3. Air filtration systems shall be provided in residential units and other rooms that are intended for human occupancy, as recommended by Public Works Building and Safety Division and the California Air Resources Board.

Proposal to Remove Automobile Dismantling Yards and Junk and Salvage Yards from Current Section and Regulate them under Recycling Collection and Recycling Processing Facilities

SECTION 27. Chapter 22.140 is hereby amended to read as follows:

Chapter 22.140 Standards for Specific Uses.

...

22.140.120 ~~Automobile Dismantling Yards, Automobile Impound Yards, and Junk and Salvage Yards.~~

A. Applicability. This Section applies to ~~automobile dismantling yards,~~ automobile impound yards, ~~and junk and salvage yards~~ in all zones where permitted.

B. Enclosure. All operations and storage, including all equipment used in conducting such business, other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence.

C. Fences and Walls. Where fences or walls are provided, they shall be developed as provided below.

1. All fences and walls shall be of a uniform height in relation to the ground upon which they stand, and shall be a minimum of eight feet in height. Where fences or walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the fence and the lot line shall be fully landscaped according to the specifications described in Subsection E, below.

2. All fences and walls open to view from any public street or highway or any area in a Residential, Agricultural, or Commercial Zone shall be constructed of the following materials:

- a. Metallic panels, at least 0.024 inches thick, painted with a "baked on" enamel or similar permanent finish;
- b. Masonry; or
- c. Other materials comparable to the foregoing, if approved by the Director.

2. Other required fences may be constructed of material other than specified in Subsection C.2, above.

3. All fences and walls shall be constructed in a workmanlike manner and shall consist solely of new materials unless the Director approves the substitution of used materials where, in the Director's opinion, such used materials will provide the equivalent in service, appearance, and useful life.

4. All fences and walls shall be painted a uniform neutral color, excluding black, which blends with the surrounding terrain and improvements, and shall be maintained in a neat, orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the Director.

5. Any structures which are used as part of the yard boundaries or are exposed to view from the street frontage shall be painted to conform with the color of the fencing. The Director may approve other appropriate architectural treatment.

D. Pavement. The entire yard shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way; provided, however, the Director may:

1. Approve other paving materials which provide, in the Director's opinion, the equivalent in service and useful life; or

2. Modify such requirements within existing yards in those areas where material is stored and the Director finds no dust or mud problem would result.

E. Landscaping. At least one square foot of landscaping shall be

provided for each linear foot of street frontage, and said landscaping shall be developed in accordance with a site plan which complies with the following criteria:

1. Landscaping shall be distributed along said frontage and visible from the right of way in accordance with the site plan approved by the Director.

2. No planting area shall have a horizontal dimension of less than three feet.

3. A permanent watering system or hose bibs shall be provided which satisfactorily irrigates all planted areas. When hose bibs are utilized, they shall be so located as to permit the watering of all planted areas with a 50-foot hose.

4. All landscaped areas shall be continuously and properly maintained in good condition.

F. Storage.

1. No impounded, ~~wrecked, or dismantled~~ vehicles, ~~salvage, or junk~~ shall be placed or allowed to remain outside of the enclosed yard area.

2. No impounded, ~~wrecked, or dismantled~~ vehicles, ~~salvage, or junk~~ shall be stored at a height greater than that of the surrounding fence or wall unless the land upon which the yard is located is in Zone M-3 and such storage above said fence or wall is not within 500 feet of any other zone.

G. Additional Regulations. The standards of development for ~~automobile dismantling yards, automobile impound yards, or junk and salvage yards~~ as set forth in this Section shall not relieve the proprietors of such ~~automobile dismantling yards,~~

automobile impound yards, ~~or junk and salvage yards~~ from complying with all regulations, laws, and ordinances of the County and the State of California.

H. Schedule for Compliance

1. All ~~automobile dismantling yards, automobile impound yards, and junk and salvage yards~~ are hereby required to comply with the requirements set forth in Subsections B through G, above, in accordance with the following schedule:

a. All storage of ~~dismantled, impounded, or wrecked~~ vehicles ~~and salvage and junk~~ shall cease to be carried on in any area outside the confines of the fenced or walled area of the yard and above the height of the fence or wall, in compliance with Subsection B, above, within six months from January 26, 1980, the effective date of this Section.

b. All other requirements in Subsections C through G, above, shall be complied with within two years from January 26, 1980, the effective date of this Section.

c. Upon a showing of substantial compliance with the provisions of in Subsections B through G, above, the Commission may extend the time for compliance with the requirements set forth in Subsection H.1.a, above, for a period not to exceed six additional months, and may extend the time for compliance with Subsection H.1.b, above, for a period not to exceed one additional year.

2. Failure to comply with the requirements of Subsections B through G, above, shall be deemed to automatically terminate any existing nonconforming use or Conditional Use Permit (Chapter 22.158) authorizing the establishment of an ~~automobile dismantling yard, automobile impound yard, or junk and salvage yard.~~

Compliance with said requirements shall not in and of itself constitute sufficient grounds for the granting of a Conditional Use Permit (Chapter 22.158) or the extension thereof.

I. Modification. The requirements in Subsections B through G, above, may be modified upon approval of a Variance (Chapter 22.194) application.

Land Use Regulations including Types of Permits and Development Standards Required for Mixed-Use Developments in Commercial Zones.

Section 28. Section 22.140.350 is hereby amended to read as follows:

22.140.350 Mixed Use Developments in Commercial Zones.

...

A. Mixed Use Development in Zones C-H, C-1, C-2, C-3, and C-M.

...

54. Prohibited Uses. Notwithstanding the uses otherwise permitted in the zone, the following uses are prohibited in the commercial component of a mixed use development, as listed in Table 22.140.350-A, below.

TABLE 22.140.350-A: PROHIBITED USES	
...	
Retail/Commercial Uses	
...	...
Service Uses	
Ambulance emergency service facilities	Mortuaries Hospital equipment and supply rentals
Ambulance service facilities	Mortuaries <u>Party equipment rentals</u>
Bakery shops	Party equipment rentals <u>Pet grooming</u>
Beauty shops	Pet groom <u>Supermarket accessory recycling collection center</u>
Dry cleaning establishments	<u>Taxidermists</u>
Furniture and appliance rentals	Tool rentals, including rototillers, power mowers, sanders and saws, cement mixers, and other similar equipment, excluding heavy machinery or trucks
<u>Hospital equipment and supply rentals</u>	

Land Use Regulations including Types of Permits and Development Standards Required for Mixed-Use Developments in Mixed Use Rural Zones.

Section 29. Section 22.140.360 is hereby amended to read as follows:

22.140.360 Mixed Use Developments in MXD-RU.

...

C. Prohibited Uses. For any commercial component of a mixed use development in Zone MXD-RU, in addition to prohibited uses for commercial components of mixed use developments in 22.140.350.A.5 (Prohibited Uses), the uses listed in Table 22.140.360-A shall be prohibited:

TABLE 22.140.360-A: PROHIBITED USES	
...	Stations-bus, railroad and taxi
...	<u>Supermarket accessory recycling collection center</u>
...	...

Changes to Existing Land Use Regulations for Outdoor Storage

SECTION 30. Section 22.140.430 is hereby amended to read as follows:

22.140.430 Outdoor Storage.

...

C. Industrial Zones. This Subsection C applies to outdoor storage in Zones M-1, M-1.5, M-2, M-2.5, and M-3.

1. Exemptions. The following uses are exempt from this Subsection C:

a. Outdoor display, per Section 22.140.420 (Outdoor Display).

~~b. Automobile dismantling and junk and salvage yards, which shall instead be subject to the standards in Section 22.140.120 (Automobile Dismantling Yards and Junk and Salvage Yards).~~

~~c. Scrap metal processing yards, which shall instead be subject to the standards in Section 22.140.530 (Scrap Metal Processing Yards).~~

b. Outdoor storage that is subject to the standards in Chapter 22.84 (Green Zone Districts).

2. Fences and walls. Where a fence or wall is required pursuant to this Subsection C, it shall be developed as provided herein:

...

b. All fences and walls open to view from any street or highway or any area in a Residential, Agricultural, or Commercial Zone shall be constructed of the following materials:

i. ~~Metallic panels at least .024 inches thick, painted with a "baked-on" enamel or similar permanent finish;~~ coated with permanent metal finish;

ii. Masonry, brick, or concrete block; or

iii. Other materials comparable to the foregoing, if approved by the Director.

...

c. Required fences which are not open to view from any street or highway or any area in a Residential, Agricultural, ~~or Commercial~~, or Mixed Use Zone may be constructed of material other than as specified in Subsection C.2.c, above if constructed and maintained in accordance with the provisions of this Subsection C.

...

e. All fences and walls, excluding masonry, brick, concrete block, and approved permanent metal-finish panels, shall be ~~be painted a uniform~~ neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times.

...

g. Any structures which are used as part of the yard boundaries or are exposed to view from a street or highway frontage shall be subject to ~~painting, materials, finish, color,~~ maintenance and sign requirements for fences and walls as provided in Subsections C.2.e and C.2.f, above.

...

Proposed Deletion of Section Regulating Scrap Metal Yards with Proposal to Regulate these uses under Recycling Processing Facilities.

SECTION 31 Section 22.140.530 is hereby deleted in its entirety:

Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required for Pallet Yards.

SECTION 32. Section 22.140.700 is hereby added to read as follows:

22.140.700 Pallet Yards.

A. Purpose. This Section establishes standards, conditions, and procedures that support and facilitate the development of pallet yards as a principal use in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment.

B. Applicability. This Section applies to pallet yards in Zones M-1, M-1.5, M-2, M- and 2.5.

C. Application Requirements.

1. A pallet yard as a primary use located in Zones M-1 and M-1.5 shall require a Minor Conditional Use Permit (Chapter 22.160).

2. A pallet yard as a primary use located in Zones M-2, and M-2.5 shall require a Ministerial Site Plan Review (Chapter 22.186) application.

3. Additional Application Materials. An operations plan that addresses all requirements specified in this Section shall be submitted with the application pursuant to Subsections C.1 and C.2, above.

4. Applicability of Supplemental District Regulations. For pallet yards subject to Chapter 22.84 (Green Zone Districts) and a provision of Chapter 22.84 regulates the same matter as this Section, the more restrictive provision shall apply.

5. Prohibition. Pallet yards are prohibited within the following areas as designated by the General Plan:

a. Agricultural Resource Areas.

b. High Fire Hazard Severity Zones.

c. Hillside Management Areas.

d. Significant Ecological Areas.

e. Very High Fire Hazard Severity Zones.

D. Development Standards.

1. Materials Accepted. Pallet yards may accept new or used pallets that are made of wood, as well as raw material (lumber) that will be used in constructing new pallets or repairing used pallets.

2. Permitted Activity and Equipment. Pallet yards may maintain activities associated with repair, deconstruction, reconstruction, recycling, or storage of pallets made of wood. Chipping and grinding or composting activities are subject to additional requirements specified in Section 22.140.740 (Organic Waste Facilities).

3. Building Enclosures and Walls.

a. All storage, including storage of all equipment used in conducting such business, other than parking, shall be enclosed by a building or a solid wall.

b. When a pallet yard is adjacent to a sensitive use, the following shall apply:

i. The entire operations and storage areas shall be conducted within an enclosed building; and

ii. An air filtration system shall be installed in the building to protect indoor air quality in accordance with California Division of Occupational Safety and Health and California Air Resources Board requirements, and for outdoor air quality in accordance with Air Quality Management District requirement. The Department of Public Health may be consulted on additional air quality recommendations.

4. Building Setbacks and Height. Any buildings or structures, or any portion proposed for additions, excluding chimneys, rooftop antennas, or roof solar panels, shall

be set back within an encroachment plane sloping upward and inward starting at 35 feet for the new building or structure at the setback, or at the top of the existing roof for additions. For every foot above 35 feet, one additional foot setback is required, up to 45 feet.

5. Landscaping.

a. At least one square foot of landscaping shall be provided for each linear foot of street or highway frontage verified by a landscaping plan submitted to the Department, and shall meet the following standards:

i. Such landscaping area shall be planted with one 15-gallon tree for every 100 square feet.

ii. Landscaping shall be distributed along said frontage and visible from the right of way in accordance with the site plan approved by the Commission or Hearing Officer.

iii. No planting area shall have a horizontal dimension of less than three feet.

iv. A permanent watering system that satisfactorily irrigates all planted areas shall be provided. When hose bibs are utilized, they shall be located not more than 50 feet apart within the required landscaped area.

v. All landscaped areas shall be continuously and properly maintained in good condition.

vi. Landscaping shall include only non-invasive plant species.

vii. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers shall be electric and non-combustion powered.

6. Solid Walls.

a. For any pallet yard that consists of outdoor operations or storage other than customer parking, a solid wall such as a masonry wall or a concrete block wall shall be provided along the street frontage or any other lot lines adjoining a lot that contains a non-industrial use. All walls shall meet the following standards:

i. Be of a uniform height between eight feet and 15 feet;

ii. Be a minimum thickness of six inches;

iii. Be of a neutral color; and

iv. Be constructed in workmanlike manner and consist of materials such as concrete masonry unit (CMU) or masonry, brick, etc.

b. Where walls exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the walls and the lot line shall be fully landscaped according to the specifications described in Subsection D.5, above.

c. Any structures that are used as part of the yard or are exposed to view from a street or highway frontage shall be subject to color, maintenance, and sign requirements for walls as provided in Subsection D.6.a, above.

d. All fences that are intended to substitute or serve as solid walls are prohibited.

7. Storage of Materials.

a. Pallets shall be stored at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.

b. The height of pallets stored in an outdoor pallet yard shall not exceed the walls erected along the property lines.

8. Drop-off and Loading. Areas for and access to drop-off and loading shall be clearly designated by signage, shall not impede the on-site vehicular circulation, and shall comply with the following:

a. Drop-off and loading areas shall be located on site and furthest away from lot lines that are closest to any nearby sensitive uses.

b. "No Idling" Sign Required. Where loading spaces or area are provided, the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

9. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and avoid any impact on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

10. Perimeter Identification Sign. In addition to the signs that are permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each pallet yard shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way and by pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. Freestanding signs or portable signs are prohibited as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum of nine square feet. The area for perimeter identification sign shall not be accounted for the areas for business signs specific in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to Regional Planning with the following text, or as updated by Regional Planning:

i. “To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;” an”

ii. “No loitering or littering is permitted on the premises. No materials shall be left outside of enclosures.”

d. Additional signs and/or measures may be required by the Director in order to protect personnel and public health and safety.

11. Lighting. The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be shielded in such a way that lighting is directed inward to the facility and away from any lots containing residential or agricultural uses.

12. Cleaning and Maintenance. Facility shall be kept in a clean, safe, and sanitary condition at all times, and maintain a source of running water on site.

13. Hours of operation. Pallet yards may operate no earlier than 8:00 a.m. and no later than 6:00 p.m., Monday through Saturday. Pallet yards shall not operate on Sundays and national holidays, and comply with other restrictions regarding the hours of operations as approved by the Director.

E. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), all projects subject to this Section shall meet the following findings:

1. The project is sited and designed in such a way to minimize and prevent impacts to the persons residing or working in the surrounding area or within the project

site by incorporating appropriate operation measures, equipment, and other best practices.

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions of dust or toxins, nuisance, and migration of residues offsite, and by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through operation and maintenance plans that the facility will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

F. Modification. When a modification is requested for development standards listed in Subsections D.3, D.4, and D.6, above, the following findings shall apply in addition to the findings required in Section 22.158.050.B (Findings and Decision):

1. The existing adjoining property is located in an Industrial Zone and is developed with a similar use, and/or existing structures serve as an enclosure as well or better than the wall required herein; and

2. The requested modification provides alternative means to prevent adverse effects on environment and health of the residents or occupants in surrounding areas.

G. Schedule for Compliance.

1. Notwithstanding Chapter 22.172 (Nonconforming Uses, Buildings and Structures), all existing pallet yards that have been legally established shall comply with the schedule of compliance as following:

a. All pallet yards that have an approved Conditional Use Permit (Chapter 22.158) or an approved Ministerial Site Plan (Chapter 22.186) and are subject to Chapter 22.84 (Green Zone Districts) shall comply with the schedule for compliance as specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses).

b. Other pallet yards that have an approved Conditional Use Permit (Chapter 22.158) shall be subject to all requirements of this Section upon a renewal of such permit.

c. Other pallet yards that have an approved Ministerial Site Plan (Chapter 22.186) shall submit a Conditional Use Permit (Chapter 22.158) application in compliance with all requirements of this Section within five years from [DATE], the effective date of this Section.

H. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of Violation. Upon the issuance of a Notice of Violation, the facility may be subject to permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the site shall be vacated within 30 days of the permit denial or revocation.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required for Supermarket Accessory Recycling Collection Centers.

SECTION 33. Section 22.140.710 is hereby added to read as follows:

22.140.710 Supermarket Accessory Recycling Collection Center

A. Purpose. This Section establishes standards, conditions, and procedures that support and facilitate the development of recycling collection centers as an outdoor accessory use to existing supermarkets in a manner that protects public health, safety, and welfare and minimizes impacts to the environment.

B. Definition. Specific terms used in this Section are defined in Section 22.14.180 (R) in Division 2 (Definitions), under “Recycling and Solid Waste”.

C. Applicability. This Section applies to recycling collection centers that only accept beverage containers that are established on an existing supermarket site as an accessory use in Zones C-1, 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. Any other types of recycling collection centers or bins are prohibited as an accessory use.

D. Prohibited. A recycling collection center as an outdoor accessory use to an existing supermarket as defined in Section 22.14.180 (R) in Division 2 (Definitions), under “Recycling and Solid Waste” is prohibited within a mixed-use development containing residential uses.

E. Application Requirement. A Ministerial Site Plan (Chapter 22.186) application is required for each supermarket accessory recycling collection center provided that the property and the existing principal use comply with all currently applicable development standards and are free of any zoning violations.

F. Additional Application Materials. In addition to the application materials required for a Ministerial Site Plan (Chapter 22.186), the application shall contain the following information:

1. Letters of authorization from the supermarket operator and property owner authorizing the applicant to operate a supermarket accessory recycling collection center;
2. A copy of the State certification allowing a supermarket accessory recycling collection center on the site; and
3. A copy of the current and valid County business license issued for the supermarket.

G. Development Standards. Supermarket accessory recycling collection centers as an accessory use shall comply with the following standards:

1. Materials accepted. Supermarket accessory recycling collection center may only accept beverage containers in which a beverage is sold, and which is constructed of metal, glass, plastic, or any combination of these materials, such as bottles, cans, jars, or cartons.

2. Permitted Activity. A supermarket accessory recycling collection center shall only receive material that has been separated for reuse prior to receipt. The center may not process materials except for sorting, bundling, or bailing.

3. Distance. The supermarket accessory recycling collection center shall be located a minimum of 100 feet from Residential Zones, Commercial Zones, and Agricultural zoned parcels containing a residential use, or a mixed-use development containing residential uses.

4. Size. The total area occupied for a supermarket accessory recycling collection center shall not exceed 500 square feet.

5. Setback. The supermarket accessory recycling collection center shall be placed a minimum of 10 feet from all property lines, structures, a public right-of-way, or driveways.

6. Equipment. Power-driven processing equipment, except for reverse vending machines, is prohibited.

7. Storage of Collected Materials.

a. The recyclable materials shall be deposited and stored in containers that have lids or closed containers. The containers shall be maintained in good condition and appearance with no structural damage, holes or visible rust, and be free of graffiti.

b. When the container is placed near a public or private sidewalk, a minimum of five-foot clearance shall be provided between the container and the sidewalk.

c. Vertical stacking of containers or receptacles is prohibited.

d. The containers shall be placed on a paved surface.

8. Drop-off and Loading Areas.

a. Areas for and access to drop-off and loading shall be clearly designated and shall not impede the on-site traffic circulation.

b. "No Idling" Sign Required. Where loading spaces or areas are provided, the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

c. A minimum of two containers shall be provided for customers to dispose of non-recyclable items. At least one of the containers shall have no perforations, mesh, or holes and be provided for customers to dispose any residual liquids from beverage containers prior to depositing them at the supermarket accessory recycling collection center.

9. Site Identification Sign. One sign with a minimum dimension of two feet in width and two feet in length and maximum dimension of three feet in width and three feet in length shall be permanently fixed on the supermarket accessory recycling collection center in a location visible and with text that is legible to customers and from the front of the nearest street. No freestanding signs, portable signs, or banners shall be allowed. The sign shall include the hours of operation, type of materials that may be deposited, telephone number of facility operator or a representative of the facility operator, phone number of the Zoning Enforcement Section of the Department, and emergency contact information for reporting any problems which may occur related to the operation of the

facility 24 hours a day, seven days a week. The sign shall also say the following: “No loitering or littering is permitted on the premises. No materials shall be left outside of enclosures.”

10.Required Parking. No additional parking is required for a supermarket accessory recycling collection center. However, supermarket accessory recycling collection centers shall not reduce the amount of parking for the existing uses on the property below the minimum required by Chapter 22.112 (Parking), unless a Minor Parking Deviation (Chapter 22.176) application is approved for the subject property.

11.Lighting. The supermarket accessory recycling collection center shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

12.Hours of Operation. Hours of operation are limited to 9:00 am to 6:00 pm, Monday through Saturday, and 12:00 pm to 5:00 pm on Sunday.

13.The supermarket accessory recycling collection center must be removed within 60 days of the day the supermarket ceases to operate.

Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required for Recycling Collection Facilities.

SECTION 34. Section 22.140.720 is hereby added to read as follows:

22.140.720 Recycling Collection Facilities

A. This Section establishes standards, conditions, and procedures that support and facilitate the development of recycling collection facilities as a principal use in a manner that protects public health, safety, and welfare, and minimizes significant impacts to the environment.

B. Definition. Specific terms used in this Section are defined in Section 22.14.180 (R) in Division 2 (Definitions), under “Recycling and Solid Waste”.

C. Applicability

1. This Section applies to recycling collection facilities as a principal use in Zones M-1, M-1.5, M-2, and M-2.5 for the deposit, drop-off, or buy-back of specific recyclable materials that may not involve processing, other than those specified in this Section.

2. Exception. This Section does not apply to legally established facilities that were approved with a Conditional Use Permit (Chapter 22.158) prior to [effective date of ordinance]. However, all requirements set forth in this Section shall apply to such facilities upon the expiration of the permit.

3. Applicability of Supplemental District Regulations. For recycling collection facilities where a provision of the supplemental district regulates the same matter as this Section, the more restrictive provision shall apply.

4. Emergency Situations. Where the Director has determined that an emergency exists, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirement. A recycling collection facility requires a Conditional Use Permit (Chapter 22.158) application and shall meet the following requirements:

1. The parcel shall contain a minimum of 5,000 square feet of lot area, and,
2. If any portion of the lot containing the recycling collection facility is within a 500-foot radius of a lot containing a sensitive use, the entire facility shall be completely enclosed in a building.

E. Co-location. A recycling collection facility that co-locates as a primary use on a parcel with an existing solid or recycling waste facility may be permitted to apply for a modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), provided that the following requirements are met:

1. The existing use is established with an approved Conditional Use Permit;
2. The approved Conditional Use Permit being modified is active and not expired; and
3. The existing use is in compliance with all existing Conditional Use Permit conditions.

F. Additional Application Materials. In addition to Subsection D, above, an operations plan that addresses all requirements specified in this Section shall be submitted.

G. Development Standards.

1. Materials Accepted. Recycling collection facilities may accept paper, cardboard, glass, non-ferrous metal, plastic, or other items deemed appropriate by the Commission or Hearing Officer. Liquid waste, organic waste, and mixed solid waste are

prohibited. Collection of any hazardous waste is prohibited unless an appropriate permit from the Fire Department and/or California Department of Toxic Substances Control has been provided to the Director.

2. Permitted Activity. A recycling collection facility shall only receive materials that have been previously separated off-site for reuse. The facility may not process materials, including briquetting, cleaning, compacting, crushing, flattening, grinding, re-manufacturing and shredding, except for sorting, bundling, or bailing.

3. Building Height. When a recycling collection facility is located on a site that is within a 500-foot radius of a lot containing a sensitive use, the building or structures or any portion proposed for additions, excluding chimneys, rooftop antennas, or roof solar panels, shall be within an encroachment plane sloping upward and inward, starting at 35 feet for new building or structure at the setback, or at the top of the existing roof for additions. For every foot above 35 feet, one additional foot setback is required, up to 45 feet. In such cases, the maximum building height permitted shall be 45 feet.

4. Walls, Fences, and Landscaping.

a. If a recycling facility site is located within a 500-foot radius of a lot containing sensitive uses, walls and landscaping shall be provided according to the requirements set forth in Chapter 22.84 (Green Zone Districts).

b. Any outdoor recycling collection facilities that are not subject to the requirements in Subsection F.4.a, above, shall provide walls or fences according to the requirements set forth in Section 22.140.430 (Outdoor Storage).

5. Storage of Collected Materials. All recyclable materials on site shall be stored in a secured manner in designated receptacles, bins, or pallets, and located on a

paved impermeable surface or stored within an enclosed building. Vertical stacking or storage of materials shall not exceed the height of the walls erected along the property lines.

6. Accessory Structures and Utilities. Any recycling collection facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed to the ground, and one toilet that is served by public water and sewer, or otherwise approved by the Director, as well as the Departments of Public Health and Public Works.

7. Drop-Off and Loading for Facilities Open to General Public. Areas for and access to drop-off and loading shall be clearly designated and shall not impede on-site vehicular circulation. Drop-off and loading areas shall be located on site furthest away from lot lines that are closest to a nearby sensitive use, and shall comply with the following:

a. "No Idling" Sign Required. Where loading spaces are provided or the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

b. A minimum of two receptacles shall be provided within a designated area near unloading areas for customer use, with a sign that identifies the type of materials to be deposited:

i. A trash receptacle for non-liquid waste.

ii. At least one leak-proof receptacle to place any residual liquids prior to depositing liquid containers at the recycling collection facility.

8. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

9. Perimeter Identification Sign. In addition to the sign that is permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each recycling collection facility shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible from the public right of way and legible for pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. No freestanding signs or portable signs are permitted as the perimeter identification sign.

b. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum of nine square feet. The area for the perimeter identification sign shall not be accounted for the areas for business signs specified in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The perimeter identification sign shall also

include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions or reporting violations to Regional Planning and AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by Regional Planning or AQMD:

i. “To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;” and

ii. “To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG visit www.aqmd.gov.”

c. The sign shall also indicate the following: “No loitering,” “No littering,” and “No materials left outside of the recycling collection enclosure or containers.”

d. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

10. Surfacing Requirements. All areas designated for operations and storage of recyclable materials shall be paved and maintained to the satisfaction of the Director and Public Works.

11. Lighting. The facility, yard, and equipment shall be equipped with adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

12. Grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, state, and local laws with regard to protection of Tribal Cultural Resources.

13. Cleaning and Maintenance. The facility shall be kept in a clean, safe, and sanitary condition at all times, and maintain a source of running water on site.

H. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), all projects subject to this Section shall meet the following findings:

1. The project is sited and designed in such a way to minimize and prevent impacts to the persons residing or working in the surrounding area or within the project site by incorporating appropriate operation strategies, mitigation measures, equipment, and other best practices.

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions of dust or toxins, nuisances, and migration of residues offsite, and by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through an operation and maintenance plans that it will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

I. Modification. When a modification is requested for development standards listed in Subsection F.4, above, the following findings shall apply in addition to the findings required in Section 22.158.050.B (Findings and Decision):

1. The existing adjoining property is located in an Industrial Zone and is developed with a similar use, and/or existing structures serve as an enclosure as well or better than the wall required herein; and

2. The requested modification provides alternative means to prevent adverse effects on environment and health of the residents and occupants in surrounding areas.

J. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of Violation. Upon the second Notice of Violation issued within a year from the first Notice of Violation, the project will immediately be scheduled for permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a recycling collection facility is denied or revoked, the site shall be vacated within 30 days of the permit denial or revocation.

2. Upon closure of the recycling collection facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

K. Fees. In the case when a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required for Recycling Processing Facilities.

SECTION 35. Section 22.140.730 is hereby added to read as follows:

22.140.730 Recycling Processing Facilities

A. This Section establishes standards, conditions, and procedures that support and facilitate the development of recycling processing facilities in a manner that protects public health, safety, and welfare and minimizes significant impacts to the environment.

B. Definitions. Specific terms used in this Section are defined in Section 22.14.180 (R) in Division 2 (Definitions), under "Recycling and Solid Waste."

C. Applicability

1. This Chapter applies to recycling processing facilities, including transfer stations, materials recovery facilities (MRFs), construction and demolition debris (C&D) recycling facilities, automobile dismantling and recycling yards, scrap metal yards, junk and salvage yards, inert debris processing facilities, conversion technology facilities (recycling), and other businesses processing used materials for recycling purposes. Incidental storage or sales may be permitted.

2. Exception. This Section does not apply to legally established facilities that were approved with a Conditional Use Permit (Chapter 22.158) prior to [effective date of ordinance]. However, all requirements set forth in this Section shall apply upon the expiration of such permits.

3. Applicability of Supplemental District Regulations.

a. Recycling processing facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts) shall comply with the applicable requirements in the Chapter 22.84 (Green Zone Districts).

b. For recycling processing facilities in which a provision of the supplemental district regulates the same matter as this Section, the more restrictive provision shall apply.

4. Similar Uses.

a. The Director may determine that a proposed type of recycling processing facility that is not listed in this Section, or in Division 2 (Definitions) may be allowed in compliance with requirements in this Section as deemed appropriate.

b. For a similar use, a Conditional Use Permit (Chapter 22.158) application is required.

c. Emergency Situations. Where the Director has determined that an emergency exists through an official Emergency Ordinance, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirement. Recycling processing facilities that meet the requirements specified in Table 22.140.730-A, below, shall require a Conditional Use Permit (Chapter 22.158) application:

<u>TABLE 22.140.730-A: APPLICATION REQUIREMENTS FOR RECYCLING PROCESSING FACILITIES</u>				
<u>Requirements</u>	<u>MRF and Transfer Station</u>	<u>Auto Dismantling or Scrap Metal Facilities</u>	<u>C&D or Inert Debris Processing Facilities</u>	<u>Conversion Technology (Recycling) Facilities that process materials other than solid waste</u>
<u>Permitted Zones</u>	<u>M-2 and M-2.5</u>	<u>M-2 and M-2.5</u>	<u>M-1, M-1.5, M-2, M-2.5, and A-2 (Except C&D prohibited in A-2)</u>	<u>M-1, M-1.5, M-2, M-2.5, and A-2</u>

<u>Prohibition</u>	<u>Significant Ecological Areas, and Hillside Management Areas</u>	<u>Significant Ecological Areas, and Hillside Management Areas</u>	<u>Significant Ecological Areas, Agricultural Resource Areas, and Hillside Management Areas</u>	<u>Significant Ecological Areas, Agricultural Resource Areas, and Hillside Management Areas</u>
<u>Minimum distance to the nearest sensitive uses</u>	<u>500'¹</u>	<u>500' for outdoor operation</u>	<u>500'</u>	<u>500'</u>
<u>Enclosure</u>	<u>Fully enclosed</u>	<u>Fully enclosed if within 500' of the lot line of the nearest sensitive uses²</u>	<u>Fully enclosed if within 1000' of the lot line of the nearest sensitive uses</u>	<u>Fully enclosed</u>
1. See Subsection H.1., Specific Standards for Materials Recovery Facilities and Transfer Stations.				

2. For auto dismantlers, the dismantling activity shall be enclosed within a structure. Ancillary operations, parking, and storage, including storage of equipment used in conducting such business, may be maintained outdoors, but shall be fully contained within the property boundaries and shall not extend onto adjacent public rights-of-way, or neighboring properties. The garage door or opening of the enclosed building shall face the opposite direction of the nearest sensitive use and may be kept open during operation for ventilation.

E. Co-location. A recycling processing facility that co-locates as a primary use on a parcel with an existing solid or recycling waste facility may be permitted to apply for a modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), provided that the following conditions are met:

1. The existing use is established with an approved Conditional Use Permit;
2. The approved Conditional Use Permit is active (and not expired); and
3. The existing use is in compliance with all exiting Conditional Use Permit conditions.

F. Additional Application Materials. The applicant shall provide the following additional application materials:

1. A detailed description of all aspects of proposed operations, including but not limited to requirements provided in this Subsection F;

2. A noise evaluation report and control plans for odor, dust, and vibration prepared by a licensed professional. These materials shall be approved by the Department of Public Health prior to finalization of the permit;

3. When storage and/or processing is conducted outdoor, control plans for other hazards shall be required;

4. A statement demonstrating consistency with the adopted County Solid Waste Management Plan and/or the County Hazardous Waste Management Program as approved by Public Works; and

5. Construction and demolition debris facilities shall have diversion rates certified by Public Works or by a third party and approved by Public Works.

G. Development Standards

1. Materials Accepted for Processing.

a. Recycling processing facilities may accept materials such as paper, cardboard, glass, metal, plastic, construction and demolition debris, inert debris, tires and rubber, automobiles or automobile parts, pallets, or other items deemed appropriate by the Director.

b. Collection of any hazardous waste are prohibited unless the recycling processing facility site is located in Zone M-2 outside a 500-foot radius of a lot containing a sensitive use, and an appropriate permit has been obtained from the Fire Department and/or California Department of Toxic Substances Control.

2. Permitted Activity and Equipment. A recycling processing facility may use automated machinery for sorting, separating, baling, briquetting, crushing, compacting, grinding, shredding, and sorting of source-separated recyclable materials, subject to

additional dust mitigation measures as required by Air Quality Management Districts and/or noise mitigation measures as required by Department of Public Health.

3. Building Height. For any recycling processing facilities that adjoin or are adjacent to sensitive uses, any buildings or structures or any portion proposed for additions, excluding chimneys, rooftop antennas, or roof solar panels, shall be within an encroachment plane sloping upward and inward starting at 35 feet for new building or structure at the setback, or at the top of the existing roof for additions. For every foot above 35 feet, an additional one foot setback is required, up to 45 feet. For other sites within a 500-foot radius of a lot containing a sensitive use, the maximum building height shall be 45 feet.

4. Fences, Walls, and Landscaping.

a. If a recycling processing facility site is located within a 500-foot radius of a lot containing a sensitive use, walls and landscaping shall be provided according to the requirements set forth in Chapter 22.84 (Green Zone Districts).

b. Outdoor recycling processing facilities that are not subject to Subsection F.4.a, above, shall provide walls or fences and landscaping according to the requirements set forth in Section 22.140.430 (Outdoor Storage).

5. Drop-Off and Loading for facilities open to general public. Areas for and access to drop-off and loading shall be clearly designated and shall not impede the on-site vehicular circulation. Drop-off and loading zones shall be located on site furthest away from lot lines that are closest to a nearby sensitive uses and shall comply with the following:

a. "No Idling" Sign Required. Where loading spaces are provided or the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be prominently displayed and visible from the loading spaces/area. Said sign may contain language such as "5-minute idle limit," "spare the air," "please turn off engine when stopped," or similar language.

b. A minimum of two receptacles shall be provided within a designated area near unloading areas for customer use, with a sign that identifies the type of materials to be deposited:

i. A trash receptacle for non-liquid waste; and

ii. At least one leak-proof receptacle to place any residual liquids prior to depositing liquid containers at recycling processing facility.

6. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

7. Storage of Collected Materials. All recyclable materials shall be stored on site in designated receptacles, bins, pallets, or areas.

8. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each recycling processing facility shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public-right-of-way for pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. No freestanding signs or portable signs are permitted as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum area of four square feet and maximum area of nine square feet. The area for the perimeter identification sign shall not be accounted for the areas for business signs specified in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, and emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions or reporting violations to Regional Planning and AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by Regional Planning or AQMD:

i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and

ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG visit www.aqmd.gov."

d. The sign shall also indicate the following: "No loitering," "No littering," and "No materials left outside of the recycling enclosures or containers."

e. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

9. Access. Any roads or highways that are used for vehicular access to a recycling processing facility site as well as other areas on-site used for vehicular maneuvering shall be improved and maintained to the satisfaction of Public Works and Fire Department.

10. Lighting. The facility, yard, and equipment shall be equipped with lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

11. Grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, state, and local laws with regard to protection of Tribal Cultural Resources.

12. Cleaning and Maintenance. The facility shall be kept in a clean, safe and sanitary condition at all times, and maintain a source of running water on site.

H. Specific Requirements for Materials Recovery Facilities and Transfer Stations.

1. Any new materials recovery facility or transfer station sites shall be located outside a 500-foot buffer of a lot that contains a sensitive use.

2. All operations and storage, including equipment used in conducting such business, other than parking, shall be conducted within completely enclosed buildings.

3. Surfacing. All areas designated for operations and storage of recyclable materials shall be paved with impermeable surfacing, subject to approval by the Director and the Department of Public Works, to prevent offsite water leak or contamination, or tracking of dust or mud.

a. All areas of broken concrete or asphalt, including but not limited to divots, cracks, potholes, and spalling of concrete or asphalt in the raw material receiving area of a recycling processing facility, or any portion of the facility where waste materials are unloaded and touch the ground outside of an enclosure shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

4. Exceptions.

a. Notwithstanding Chapter 22.172 (Nonconforming Uses, Building and Structures), existing recycling processing facilities that operate within completely enclosed buildings and are located within a 500-foot radius of a lot containing a sensitive use may continue operation provided that they have an approved Conditional Use Permit (Chapter 22.158) or obtain an approval for a Conditional Use Permit within 7 years of [Effective Date of this Ordinance].

b. Notwithstanding Chapter 22.172 (Nonconforming Uses, Building and Structures), existing outdoor recycling processing facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts) may continue operation provided

that the facilities are in compliance with all applicable requirements in the Chapter 22. 84 (Green Zone Districts), including Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses).

I. Specific Requirements for Auto Dismantling Facilities and Scrap Metal Facilities.

1. For auto dismantling or scrap metal facility sites located within a 500-foot radius of the lot containing a sensitive use, all dismantling activity and scrap metal operations shall be conducted in an enclosed building. Ancillary operations, parking, and storage, including storage of equipment used in conducting such business, may be maintained outdoors, but shall be fully contained within the property boundaries and shall not extend onto adjacent public rights-of-way, or neighboring properties. The garage door or opening of the enclosed building for dismantling activity shall face the opposite direction of the nearest sensitive use and may be kept open during operation for ventilation.

2. Storage of Materials.

a. All materials shall be stored in a secured manner within designated areas on a paved impermeable surface, or within an enclosed building.

b. Any materials stored outdoors shall be located at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.

c. The height of the materials stored outdoor shall not exceed the walls or fences erected along the property lines.

3. Accessory Structures and Utilities. Auto dismantling facilities and scrap metal facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed to the ground and one toilet that is served by public water and sewer, or otherwise approved by the Director and the Department of Public Health.

J. Specific Requirements for Construction and Demolition Debris and Inert Debris Processing Facilities.

1. Materials Accepted. Construction and demolition debris or inert debris processing facilities shall receive materials that have been separated for reuse prior to receipt.

2. Any construction and demolition debris or inert debris processing facility sites shall be located outside a 500-foot buffer of a lot that contains a sensitive use.

3. Any construction and demolition debris processing facility or inert debris processing facility located between a 501-1,000-foot buffer of a lot that contains a sensitive use shall conduct all operations, including storage and equipment use, within completely enclosed buildings.

4. Storage of Materials.

a. All materials shall be stored in a secured manner within designated areas.

b. Any materials stored outdoors shall be located at least 10 feet away from the surrounding walls, or the length equal to the wall height, whichever is greater.

c. For any materials located within 50 feet of the property line or visible from the right of way, the height of the materials stored outdoors shall not exceed the walls or fences erected along the property lines.

5. Accessory Structures and Utilities. Construction demolition debris or inert debris processing facilities that conduct outdoor operations shall provide at least one office building that is permanently affixed on the ground and one toilet that is served by public water and sewer, or otherwise approved by the Director and the Department of Public Health.

K. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), the following additional findings shall apply:

1. The project is sited and designed in such a way that the operation minimizes impacts, such as noise, dust, traffic, and odor, to the environment and persons residing or working in the surrounding area or within the project site. Such impacts include, but are not limited to, noise, dust, traffic, and odor.

2. The requested use shall operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions, dust, noise, nuisance, and migration of residues offsite.

3. The operator has demonstrated through an operation and maintenance plans that the facility shall incorporate best practices for operation and site maintenance, including evidence that the facility shall be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

L. Additional Findings for a Modification to Development Standards.

1. A modification may be requested for the following development standards:

a. Subsection G.4 (Fences, Walls, and Landscaping);

b. Subsections H.3 (Surfacing);

c. Subsection I.3 (Accessory Structures and Utilities for Auto Dismantling Facilities and Scrap Metal Facilities);

d. Subsection J.4.C (Storage of Materials for Construction Demolition Debris and Inert Debris Processing Facilities); and

e. Subsection J.5 (Accessory Structures and Utilities for Construction Demolition Debris and Inert Debris Processing Facilities), provided that the facility site is located within the Rural Outdoor Lighting District (Chapter 22.80).

f. Minimum distance requirements as specified in Subsection J.2 (Specific Requirements for Construction Demolition Debris and Inert Debris Processing Facilities), provided that the facility site is at least seven acres in size and the entire operation area is located outside a 500-foot radius of the nearest lot containing a sensitive use.

g. Minimum distance requirements as specified in Subsection J.3 (Specific Requirements for Construction Demolition Debris and Inert Debris Processing Facilities), provided that the facility site is at least 25 acres in size and the entire operation area may be located outside a 1,000-foot radius of the nearest lot containing a sensitive use.

2. In addition to the applicable findings required by Subsection K, above, a modification request shall meet the following findings to be approved, as applicable:

a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property;

b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the surrounding communities; and

c. Granting the requested modification is consistent with the goals of this Section.

M. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), any recycling processing facilities that fail to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate issuance of a Notice of Violation. Upon the issuance of the Notice of Violation, the project may be subject to permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the site shall be vacated.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The

site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

N. Fees. In the case when a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required for Organic Waste Facilities.

SECTION 36. Section 22.140.740 is hereby added to read as follows:

22.140.740 Organic Waste Facilities

A. This Section establishes standards, conditions, and procedures that support and facilitate the development of organic waste facilities in a manner that protects public health, safety, and welfare, and minimizes significant impacts to the environment.

B. Definitions. Specific terms used in this Section are defined in Section 22.14.180 (R) (Definitions), under "Recycling and Solid Waste."

C. Applicability.

1. This Section applies to facilities that handle organic waste, including mulching facilities, chipping and grinding facilities, composting facilities, and in-vessel

organic waste conversion facilities as a principal use or as a co-located use with other recycling or solid waste facilities.

2. Exception. This Section does not apply to existing, legally established facilities that were approved with the appropriate land use entitlements and are not subject to the requirements in Chapter 22.84 (Green Zone Districts). For such facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts), this Section does not apply until the expiration of such entitlements. Facilities with an approved Ministerial Site Plan (Chapter 22.186) shall comply with the applicable provisions of this Section pursuant to Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses).

a. Co-location in Zones M-1 and M-1.5. An organic waste use that proposes co-location with an existing, legally established solid-waste facility in Zones M-1 or M-1.5 that was approved with a Conditional Use Permit prior to [Effective date of this ordinance], and not subject to the requirements in Chapter 22.84 (Green Zone Districts), may be permitted to apply for a modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), given the following are met:

i. The existing use is established with an approved Conditional Use Permit;

ii. The approved Conditional Use Permit is active (and not expired);

and

iii. The existing use is in compliance with all existing Conditional Use Permit standards.

3. Applicability of Supplemental District Regulations.

a. Organic waste facilities that are subject to the requirements in Chapter 22.84 (Green Zone Districts) shall comply with the applicable requirements in that Chapter.

b. For recycling processing facilities where a provision of the supplemental district regulates the same matter as this Section, the more restrictive requirements shall apply.

4. Similar Uses.

a. The Director may determine that a proposed organic waste facility not listed in this Section, or in Division 2 (Definitions) may be allowed in compliance with requirements in this Section as deemed appropriate.

b. For a similar use, a Conditional Use Permit (Chapter 22.158) application is required.

c. Emergency Situations. Where the Director has determined that an emergency exists, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirement. Organic waste facilities that meet the criteria specified in Table 22.140.740-A, below, shall require a Conditional Use Permit (Chapter 22.158) application:

TABLE 22.140.740-A: REQUIREMENTS FOR ORGANIC WASTE FACILITIES

	<u>Chipping and Grinding or Mulching Facilities</u>	<u>Composting Facilities, including In-vessel Composting</u>	<u>Anaerobic Digestion Facilities, Non-combustion Biomass Conversion Facilities⁴</u>	<u>Combustion Biomass Conversion Facilities</u>
<u>Permitted Zones</u>	<u>M-1, M-1.5, M-2, M-2.5 and A-2</u>	<u>M-1², M-1.5², M-2, M-2.5, and A-2</u>	<u>M-2, M-2.5, and A-2</u>	<u>M-2, M-2.5, and A-2</u>
<u>Prohibition¹</u>	<u>SEA, High Fire Hazard Severity Zone, or Very High Fire Hazard Severity Zone</u>	<u>SEA</u>	<u>SEA, ARA</u>	<u>SEA, ARA</u>
<u>Distance to the nearest sensitive uses</u>	<u>1500' from the lot line of the nearest sensitive use.</u>	<u>500'³ or 1500' from the lot line of the nearest sensitive use</u>	<u>500' or 1500'⁵ from the lot line of the nearest sensitive use</u>	<u>1500' from the lot line of the nearest sensitive</u>

	<u>unless entirely enclosed</u>			<u>use, unless entirely enclosed</u>
<u>Minimum Lot Size</u>	<u>1.5 acres</u>	<u>3 acres</u>	<u>3 acres</u>	<u>3 acres</u>

1. Any portion of the facility and operation areas are prohibited in specified areas.
2. A composting facility that accepts green materials only may be permitted in zones M-1 and M-1.5.
3. A composting facility that accepts green materials only or is fully enclosed within a building and accessory to a legally, established use, and processes waste generated on-site only, may be located within 500 feet of a lot containing a sensitive use. Otherwise a composting facility shall be located at least 1,500 feet from a lot containing a sensitive use.
4. Anaerobic digestion facilities and non-combustion biomass conversion facilities that are co-located with an existing landfill are exempt from the zoning requirements.
5. An anaerobic digestion or non-combustion biomass conversion facility that is fully enclosed within a building, processes waste produced on-site only, and is accessory to a legally, established use may be located within 500 feet from a lot containing a sensitive use. Otherwise an anaerobic digestion or non-combustion biomass

conversion facility shall be located at least 1,500 feet from a lot containing a sensitive use.

E. Co-location. An organic waste facility that co-locates as a primary use on a parcel with an existing solid or recycling waste facility may be permitted to apply for a modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), given the following are met:

1. The existing use is established with an approved Conditional Use Permit;
2. The approved Conditional Use Permit is active (and not expired); and
3. The existing use is in compliance with all existing Conditional Use Permit standards.

F. Organic Waste Accessory Uses. An organic waste use, including vermicomposting, in-vessel composting, anaerobic digestion, or biomass conversion facility may be permitted through a Ministerial Site Plan Review or in conjunction with a required Conditional Use Permit application as an accessory organic waste processing or composting when operated in conjunction with a commercial or institutional use permitted in the zone, but not as a separate primary use, where large amounts of food or other organic waste are generated (including schools, hospitals, restaurants, supermarkets, plant nurseries, etc.), so long as the accessory use does not exceed processing of 100 tons per day, is limited to processing only organic waste generated on-site, and is conducted completely in an enclosed structure that meets the requirements specified in Chapter 22.130 (Storage Enclosure for Recycling and Solid Waste). The

organic waste accessory use may be located within the primary structure or an accessory structure attached or detached from the primary structure. If the organic waste accessory use is located within a detached accessory structure, the accessory structure must have a 10-foot separation from any building and 20-foot separation from any door or window. The organic waste accessory use shall be required to obtain a building permit from Public Works and must comply with additional restrictions, requirements, monitoring, and inspections pertaining to odor, noise, emissions, traffic, and other potential impacts as determined by Public Works.

G. Additional Application Materials. The applicant shall submit additional materials as follows:

1. A detailed description of all aspects of proposed operations and facility maintenance plans, including but not limited to all requirements provided in this Section, types and volumes of feedstocks, conversion technology process to be employed, proposed use of energy products, the types and volumes of any waste produced and ways to dispose of them, as applicable;

2. A noise evaluation report and control plans for odor, dust, and vibration prepared by a licensed professional. These materials shall be approved by the Department of Public Health prior to the permit being finalized;

3. A litter and vector control plan and maintenance plan approved by the Department of Public Health;

4. A statement demonstrating consistency with the adopted County Solid Waste Management Plan and/or the County Hazardous Waste Management Program as approved by Public Works.

H. Development Standards.

1. Materials Accepted. Facilities may accept organic materials including, but not limited to, compostable materials, yard trimmings, untreated wood wastes, natural fiber productions, food waste, manure, biosolids, digestate, and other materials as approved by California Department of Resources Recycling and Recovery (CalRecycle) and the Director. Treated or untreated medical waste or hazardous waste are prohibited.

2. Permitted Activity and Equipment.

a. Transfer, pre-processing, mixing, composting, screening, chipping and grinding, storage, in-vessel processing, and other processing necessary to production of compost, compost feedstocks, chipped and ground materials, and other byproducts as approved by the Director.

b. In-vessel digestion process may also involve additional type of operation, including thermal and mechanical process and biogas utilization, as approved by the Director.

3. Enclosure. When a building enclosure is provided for facility operation, an appropriate air filtration system shall be required for indoor air quality in accordance with California Division of Occupation Safety and Health and California Air Resources Board requirements, and for outdoor air quality in accordance with Air Quality Management District requirements. The Department of Public Health may be consulted on additional air quality recommendations.

4. Fences, Walls, and Landscaping.

a. If an entirely enclosed chipping and grinding or mulching facility site is located within a 500-foot radius of a lot containing a sensitive use, walls and landscaping

shall be included on a landscaping plan submitted to the Department and meet the following requirements:

i. Walls. Walls should be constructed in a workmanlike manner using:

(1) A uniform height between eight and 12 feet;

(2) A minimum thickness of six inches;

(3) A neutral color, except black; and

(4) Materials such as concrete masonry unit (CMU) or masonry,

brick, etc.

ii. Any type of fence or wire is prohibited, except that metal gates may be permitted for vehicular access only.

iii. Landscaping on street frontage.

(1) Required solid walls along the street frontage shall be set back by landscaping of minimum five feet in depth.

(2) Such landscaping area shall be planted with one 15-gallon tree for every 100 square feet. The remaining area shall also be landscaped. All plants provided for required landscaping shall be drought-tolerant.

(3) The landscaping shall be maintained with appropriate watering, pruning, weeding, fertilizing, and litter removal. Plants shall be replaced when necessary.

(4) Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and will not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works.

(5) Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department.

iv. Landscaping along the adjoining property lines.

(1) When the facility adjoins a lot containing a sensitive use, a minimum of 10 feet of landscaped setback shall be provided along the adjoining property lines.

v. All landscaping shall include only non-invasive plant species.

vi. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers shall be electric and non-combustion powered.

b. All other outdoor organic waste facilities that are not subject to Subsection H. 4.a, above, and are located on a parcel of one acre or less shall provide walls or fences and landscaping according to the requirements set forth in Section 22.140.430 (Outdoor Storage).

5. Drop-Off and Loading. Areas for and access to drop-off, loading, and weighing shall be clearly designated and shall not impede the on-site vehicular circulation. Drop-off and loading areas shall be located on site furthest away from lot lines closest to a nearby sensitive use, and shall comply with the following:

a. "No Idling" Sign Required. Where loading spaces are provided or the loading area shall include at least one sign stating that vehicle idling shall be limited to five minutes. Graphics related to the vehicle idle limitation are permitted on said sign. Said sign shall be a minimum size of 12 inches wide by 18 inches in height and shall be

prominently displayed and visible from the loading spaces/area. Said sign may contain language such as “5-minute idle limit,” “spare the air,” “please turn off engine when stopped,” or similar language.

6. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

7. Storage of Collected Materials.

a. Physical contaminants and refuse removed from feedstock or final products shall be isolated and stored in a solid container and transported to an appropriate off-site waste management facility once per week, or as otherwise approved by the Director.

b. All recyclable materials stored on site shall be in designated areas or in receptacles, bins, or pallets in a secured manner, or within an enclosed building.

c. At outdoor facilities, vertical stacking or storage of materials shall not exceed the height of the walls erected along the perimeter.

8. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each organic waste facility shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way and for pedestrians.

b. A perimeter identification sign shall have a minimum area of four square feet and maximum area of nine square feet. The area for the perimeter identification sign shall not be accounted for the areas for business signs specified in Chapter 22.114 (Signs).

c. The perimeter identification sign shall permanently display hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to Regional Planning and AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by Regional Planning or AQMD:

i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and

ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG visit www.aqmd.gov."

d. The sign shall also indicate the following: "No loitering," No littering," and "No material shall be left outside of the organic waste enclosure or containers."

e. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

9. Surfacing. All areas designated for operations, storage of materials, and vehicular access shall be maintained and controlled so as to prevent excessive dust generated from operation, offsite water leak or contamination, or tracking of dust or mud, to the satisfaction of the Director and Public Works.

a. All areas of broken concrete or asphalt, including but not limited to divots, cracks, potholes, and spalling of concrete or asphalt in the raw material receiving area of a recycling processing facility, or any portion of the facility where waste materials are unloaded and touch the ground outside of an enclosure shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

10. Access. Any roads or highways that are used for vehicular access to a facility site shall be improved and maintained to the satisfaction of Public Works and the Fire Department.

11. Lighting. The facility, yard, and equipment shall have adequate lighting. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

12. Projects that propose grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, state, and local laws with regard to protection of Tribal Cultural Resources.

13. Cleaning and Maintenance. Facility shall be maintained in a clean, safe and sanitary condition at all times, and maintain a source of running water on site.

14. Accessory Structures and Utilities. Any facility that conducts an outdoor operation shall provide at least one office building and one toilet that is served by public water and sewer, or otherwise approved by the Director and the Department of Public Health.

15. Dust, Odors, and Vibration. All operations shall be conducted in a manner that minimizes odor, dust, noise, vibration, and vectors. The operation shall be controlled so that human contact with dust, particulates, and pathogenic organisms through inhalation, ingestion, and transportation are minimized. Noise evaluation report and control plans for odor, dust, vibration, and vectors prepared by a licensed professional shall be approved by the Department of Public Health.

16. Fire Prevention. Once the facility is operational, the operator shall provide measures for fire prevention, protection, and control as required, approved, and regulated by the Fire Department.

I. Specific Requirements for Chipping and Grinding, Mulching, or Composting Facilities.

1. Setback.

a. In A-2 Zone only, chipping and grinding and mulching facilities shall be setback a minimum of 30 feet from the public right-of-way.

2. Storage of Materials in Outdoor Facilities.

a. The maximum pile height of all feedstock and actively decomposing compost shall be 12 feet.

b. Any contaminants or residuals removed from the feedstock shall be collected separately and shall not be stored onsite more than seven days.

3. Fire Prevention.

a. The areas within 100 feet of all windrows and piles shall be maintained free of any flammable vegetation and combustible materials.

b. A fire lane of 20 feet in width shall be provided along the perimeter of the area where piles and windrows are located.

c. A distance of 20 feet shall be maintained between any piles or windrows.

J. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), the following findings shall be made:

1. The project is sited and designed in such a way that the operation minimizes impacts, such as noise, dust, traffic, and odor to the environment and to persons residing or working in the surrounding area or at the facility.

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions, dust, noise, nuisance, and migration of residues offsite, and also by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through an operation and maintenance plans that it will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

K. Additional Findings for a Modification of Development Standards.

1. A modification can be requested for the following development standards:

a. If the facility site is located within a Rural Outdoor Lighting District (Chapter 22.80), the following standards: Subsection H.4 (Fences, Walls and Landscaping).

b. If the facility site is located within a Rural Outdoor Lighting District (Chapter 22.80), the following standards: Subsection H.7.b and c (Storage of Collected Materials).

c. Subsection H.14 (Accessory Structures and Utilities), provided that the facility site is located within the Rural Outdoor Lighting District (Chapter 22.80).

d. Minimum distance requirements as specified in Table 22.140.740-A, above, provided that the entire operation area is located outside the required minimum distance for a specific type of facility from the nearest lot containing a sensitive use.

2. In addition to the applicable findings required by Subsection J, above, a modification request shall meet the following additional findings, as applicable:

a. Due to topographic or physical features of the site, strict compliance with all the required development standards would substantially and unreasonably interfere with the establishment of the proposed project or continuation of the existing operation on the subject property;

b. The requested modification provides alternative means to prevent adverse effects on environment and public health of the surrounding communities; and

c. Granting the requested modification is consistent with the goals of this Section.

L. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of Violation. Upon the issuance of a Notice of Violation, the project may be subject to permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the site shall be vacated within 90 days of the permit denial or revocation.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

M. Fees. In the case when a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required for Solid Waste Facilities.

SECTION 37. Section 22.140.750 is hereby added to read as follows:

22.140.750 Solid Waste Facilities.

A. This Section establishes standards, conditions, and procedures that support and promote sustainable ways of handling of solid waste facilities while protecting the environment and public health.

B. Definitions. Specific terms used in this Section are defined in Section 22.114.190 (S) in Division 2 (Definitions), under “Solid Waste Facilities”.

C. Applicability. This Section applies to solid waste landfills, inert debris landfills, or facilities that convert solid waste to gas or energy in Zones A-2, M-2, and M-2.5.

1. An expansion of an existing, legally established solid waste landfill, inert debris landfill, or facility that converts solid waste to gas or energy may be permitted, provided it does not encroach into prohibited zones. This Section applies only to the expanded portion of the existing use.

2. Exceptions. This Section shall not apply to the existing portion of solid waste landfills, inert debris landfills, or facilities that convert solid waste to gas or energy as of the effective date of this Section and any portions thereof that have been operating with an approved Conditional Use Permit (Chapter 22.158). The requirements in Chapter 22.172 (Nonconforming Uses, Buildings, and Structures) shall not apply to the aforementioned facilities.

a. Existing Facilities in Zones M-1 and M-1.5. For existing, legally established facilities that were approved with a Conditional Use Permit prior to [Effective date of this ordinance] in Zones M-1 or M-1.5, and not subject to the requirements in Chapter 22.84 (Green Zone Districts), the use shall continue to be allowed with a new Conditional Use Permit upon expiration as determined by the Department.

b. Co-location in Zones M-1 and M-1.5. A use that proposes co-location with an existing, legally established solid-waste or recycling waste facility in Zones M-1 or M-1.5 that was approved with a Conditional Use Permit prior to [Effective date of this ordinance], and not subject to the requirements in Chapter 22.84 (Green Zone Districts), may apply for a modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions), given provided the following requirements are met:

i. The existing use is established with an approved Conditional Use Permit;

ii. The approved Conditional Use Permit is active (and not expired);
and

iii. The existing use is in compliance with all existing Conditional Use Permit standards.

3. Prohibition.

a. Conversion technology (solid waste) facilities or facilities that convert solid waste to gas or energy are prohibited within:

i. A 1,500-foot radius of lots containing sensitive uses or agricultural uses when measured from the lot lines.

ii. Agricultural Resource Areas

iii. Significant Ecological Areas.

b. Solid waste landfills and inert debris landfills are prohibited within:

i. A 1,500-foot radius of lots containing sensitive uses or agricultural uses when measured from the lot lines.

ii. Agricultural Resource Areas.

iii. FEMA 100 year flood zones.

iv. LA County Floodways.

v. Significant Ecological Areas.

4. Modification to Existing Facility

a. Any modification to an existing, legally established facility as of the effective date of this Section that would encroach into the prohibited areas specified in Subsection C.3, above, requires approval of a Variance (Chapter 22.195) application and shall meet additional findings pursuant to Subsections H.1 and H.2, below.

b. Any modification to an existing, legally established facility as of the effective date of this Section that would not encroach into the prohibited areas may be permitted with a modification of an existing Conditional Use Permit pursuant to Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions) and is subject to all development standards listed in this Section, provided that the following conditions are met:

i. The existing use is established with an approved Conditional Use Permit;

ii. The approved Conditional Use Permit being modified is active and not expired; and

iii. The existing use is in compliance with all existing Conditional Use Permit conditions.

5. Similar Uses.

a. The Director may determine that a proposed solid waste facility not listed in this Section, or in Section 22.114.190 (S) in Division 2 (Definitions) may be allowed in compliance with requirements in this Section as deemed appropriate.

b. For a similar use, a Conditional Use Permit (Chapter 22.158) application is required.

c. Emergency Situations. Where the Director has determined that an emergency exists, the Director has discretion to allow limited-term (not to exceed 12 months) recycling and solid waste collection and processing activities necessary to prevent or mitigate loss or damage to life, health, property, or essential public services through a Ministerial Site Plan Review (Chapter 22.186) application.

D. Application Requirements. Solid waste landfills, inert debris landfills, and facilities that convert solid waste to gas or energy that meet the requirements specified below shall require a Conditional Use Permit (Chapter 22.158) application:

1. Conversion technology facilities (solid waste).

a. Conversion technology facilities (solid waste) may be established as a primary use or co-located with other types of recycling or solid waste facilities.

b. Conversion technology facilities (solid waste) shall be located on a lot that has a minimum area of two and a half acres.

c. A conversion technology facility (solid waste) shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

2. Solid waste landfill. A solid waste landfill shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

3. Landfill gas-to-energy. A landfill gas-to-energy facility shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

4. Transformation facility. A transformation facility shall not be located within a 1,500-foot radius of the exterior boundaries of a lot that contains a sensitive use or an agricultural use.

E. Additional Application Materials Requirement.

1. Operation plan including:

a. The types and volumes of acceptable feedstocks;

b. The manner in which feedstocks will be accepted and stored;

c. The conversion technology process to be used to produce energy products;

d. The manner in which the energy products will be stored and transported;

e. The proposed uses of energy products;

f. The types, volumes of any wastes and residuals produced, and the manner in which those wastes will be disposed;

g. Operating hours, including operating capacity such as daily, weekly, and annually;

h. Groundwater protection;

i. Traffic related mitigations;

j. Community outreach efforts and information;

k. Allowable activities;

l. Prohibited materials;

m. Measure to control and account for all solid waste, beneficial use material, and composting material entering into, and recycled material or diverted material leaving the facility;

n. Programs intended to maximize the utilization of available landfill capacity;

o. Recycling program in accordance with application County waste management plans; and

p. Any specific biological or archaeological requirements.

2. Noise evaluation report and control plans for drainage and spill, biogas, odor, dust, noise and vibration prepared by a licensed professional.

3. Litter and vector control plan and maintenance plan.

4. Air quality mitigation measures.

5. Any other evaluations, studies, or plans as required by appropriate review and permitting body.

6. Additional permits required. Prior to issuance of grading or building permits issuance, applicants shall obtain permits, licenses, certificates, or other approvals from all applicable regulatory agencies, in addition to applicable County departments:

a. South Coast or Antelope Valley Air Quality Management District;

b. Los Angeles or Lahontan Regional Water Quality Control Board;

c. California Department of Resources Recycling and Recovery (CalRecycle);

d. California Department of Fish and Wildlife;

e. California Department of Health Care Services; and/or

f. The U.S. Army Corps of Engineers.

F. Development Standards.

1. Prohibited Materials. Solid waste landfills shall not accept hazardous or special wastes, including hazardous waste, household hazardous waste, radioactive materials as defined in Title 22, Section 66261.3 (Definition of Hazardous Waste) of the

California Code of Regulations, auto shredder waste, biosolids, sludge, sewer sludge, incinerator ash, electronic waste, universal waste, and medical waste as defined in Section 117690 of the California Health and Safety Code, liquid waste, waste that contains soluble pollutants in concentrations that exceed applicable water quality objectives, and waste that can cause degradation of waters in the State, as determined by the Regional Water Quality Control Board without an appropriate approval from California Department of Toxic Substances Control prior to obtaining building permits.

2. Storage of Materials. Physical contaminants and refuse removed from feedstock or final products shall be isolated and stored in a solid container and transported to an appropriate off-site waste management facility within seven days.

3. Fire Prevention. Once the facility is operational, the operator shall provide fire prevention, protection, and control measures as required, approved, and regulated by Fire Department.

4. Waste Load Checking Program. The permittee shall implement a comprehensive Waste Load Checking Program approved by the Department of Public Health. The program shall comply with other requirements of the Department of Public Health, the California Department of Health Services, California Department of Toxic Substances, and the Regional Water Quality Control Board.

5. Surfacing. All areas designated for operations, storage of materials, and vehicular access shall be maintained and controlled so as to prevent excessive dust generated from operation, offsite water leak or contamination, or tracking of dust or mud, to the satisfaction of the Director and Public Works.

a. All areas of broken concrete or asphalt, including but not limited to divots, cracks, potholes, and spalling of concrete or asphalt in the raw material receiving area of a recycling processing facility, or any portion of the facility where waste materials are unloaded and touch the ground outside of an enclosure shall be patched, repaired, or repaved as necessary to prevent standing water or puddles with a surface area greater than one square foot from accumulating.

6. Grading. Where grading is proposed for a project subject to a Conditional Use Permit, such projects must comply with all federal, state, and local laws with regard to protection of Tribal Cultural Resources.

G. Specific Requirements for Conversion Technology Facilities (Solid waste).

1. Permitted Activity and Equipment. Transfer, preprocessing, mixing, and biogas utilization may be permitted as approved by the Director.

2. Enclosure. Conversion technology facilities (solid waste) shall provide completely enclosed buildings for all facility operations, including material storage, loading and unloading, and processing of materials. Conversion technology facilities (solid waste) shall employ an appropriate air filtration system for indoor air quality, in accordance with California Division of Occupational Safety and Health and California Air Resources Board requirements, and for outdoor air quality, in accordance with Air Quality Management Districts. The Department of Public Health may be consulted on additional air quality recommendations.

3. Walls, Fencing, and Landscaping.

a. Walls. Walls should be constructed in a workmanlike manner using:

i. A uniform height between eight and twelve feet;

ii. A minimum thickness of six inches;

iii. A neutral color, except black; and

iv. Materials such as concrete masonry unit (CMU) or masonry, brick,

etc.

b. Fencing. Any type of fence or wire is prohibited, except that metal gates may be permitted for vehicular access only.

c. Landscaping on street frontage. A landscaping plan shall be submitted to the Department and meeting the following requirements:

i. Required solid walls along the street frontage shall be set back by landscaping of a minimum of five feet in depth;

ii. Such landscaping area shall be planted with one 15-gallon tree for every 100 square feet. The remaining area shall also be landscaped. All plants provided for required landscaping shall be drought-tolerant and include only non-invasive plant species;

iii. The landscaping shall be maintained with appropriate watering, pruning, weeding, fertilizing, and litter removal. Plants shall be replaced when necessary;

iv. Trees shall be planted in locations that maintain the required lines of sight for safe pedestrian and vehicular movement and will not cause root damage to the sidewalk or other public infrastructure, to the satisfaction of Public Works;

v. Trees planted near buildings or fire lanes shall be placed in locations that do not adversely impact Fire Department operations or response times, to the satisfaction of the Fire Department; and

vi. Landscaping equipment used for maintenance, such as lawn mowers and leaf blowers shall be electric and non-combustion powered.

4. Vehicle Circulation. On-site vehicular circulation, turnaround, queuing areas, and ingress and egress shall be designated in such a way that they do not impede any other permitted activities and they avoid impacts on the public right-of-way as well as nearby sensitive uses, as approved by the Director and the Department of Public Works.

5. Perimeter Identification Signs. In addition to the signs permitted by Chapter 22.114 (Signs), and notwithstanding any contrary provisions in Division 10 (Community Standards Districts) in Title 22, each solid waste facility or site shall provide a perimeter identification sign that complies with the following:

a. A perimeter identification sign shall be permanently affixed on a building or wall that is visible and with text that is legible from the public right-of-way for pedestrians, no higher than eight feet from the ground measured vertically from the base of the sign. No freestanding signs or portable signs are permitted as a perimeter identification sign.

b. A perimeter identification sign shall have a minimum sign area of four square feet and a maximum area of nine square feet. The area for the perimeter identification sign shall not be accounted for the areas for business signs specified in Chapter 22.114 (Signs).

c. Facilities not open to the public shall provide a perimeter identification sign that permanently displays the operator's name, address, and telephone number, as well as the location of the nearest facility open to the public.

d. Facilities open to the public shall provide a perimeter identification sign that a perimeter identification sign that permanently displays hours of operation, schedule of charges, type of material that may be deposited, telephone number of the facility operator or a representative of the facility operator, emergency contact information for reporting any problems which may occur related to the operation of the facility 24 hours a day, seven days a week. The perimeter identification sign shall also include the business name unless the property also contains a separate business sign that is clearly visible from the public right-of-way. The sign shall also include instructions for reporting violations to Regional Planning and AQMD, where a use is also regulated by AQMD. Information for reporting violations shall include the following text, or as updated by Regional Planning or AQMD:

i. "To report a violation to the Los Angeles County Department of Regional Planning, call 213-974-6453 Monday – Thursday, 7am – 6pm, dial 2-1-1 at any time or email zoningenforcement@planning.lacounty.gov;" and

ii. "To report a violation to South Coast Air Quality Management District (SCAQMD), call 1-800-CUTSMOG visit www.aqmd.gov."

e. The sign shall also indicate the following: "No loitering," "No littering," and "No material shall be left outside of the solid waste enclosure or containers."

f. Additional signs and/or measures may be required in order to protect personnel and public health and safety.

6. Access. Any roads or highways that are used for vehicular access to a facility site as well as other areas on-site used for vehicular maneuvering shall be improved and maintained to the satisfaction of Public Works and Fire Department.

7. Lighting. The facility, yard, and equipment shall be equipped with adequate lighting to ensure monitoring and operations. All outdoor lighting shall be directed away from any lots containing residential or agricultural uses.

8. Fire Prevention. Once the facility is operational, the operator shall provide measures for fire prevention, protection, and control as required, approved, and regulated by the Fire Department.

H. Additional Findings. In addition to the findings required in Section 22.158.050.B (Findings and Decision), the following additional findings shall apply:

1. The project is sited and designed in such a way that the operation minimizes impacts, such as noise, dust, traffic, and odor, to the environment and persons residing or working in the surrounding area or within the facility; and

2. The requested use will operate in such a way that it promotes the responsible use of resources and protection of the environment by providing adequate measures to control the handling of materials, air emissions, dust, noise, nuisance, and migration of residues offsite, and also by incorporating best practices for operation as well as site maintenance. The operator has demonstrated through an operation and

maintenance plans that it will incorporate best practices for operation and site maintenance, including that the facility will be managed in a way that will not be a nuisance to surrounding properties and specifically sensitive uses.

I. Revocation of Permit. Notwithstanding Chapter 22.238 (Modifications and Revocations), failure to comply with all requirements in this Section and all conditions of approval for the subject property shall result in an immediate citation of a Notice of Violation. Upon the second Notice of Violation issued within a year from the first Notice of Violation, the project will immediately be scheduled for permit revocation proceedings pursuant to Section 22.238 (Modifications and Revocations).

1. If a permit granted for a facility is denied or revoked, the previously approved land use shall cease within 30 days of the permit denial or revocation.

2. Upon closure of the facility, the operator shall provide written notice of the intent to perform site restoration, at least 30 days prior to beginning site restoration. The site restoration procedures and scope shall ensure that the entire premises, structures, grounds, ponds, and drainage are clean of any residues and all machinery is removed.

J. Fees. In the case when a Conditional Use Permit (Chapter 22.158) is required, fees may be assessed to offset the costs associated with project mitigation, enforcement activities, operational impact mitigation studies, community benefit programs, and other costs related to the Project's impacts on the surrounding communities.

...

Proposed Changes to Existing Section Regulating the Continuance of Nonconforming Uses, Buildings, and Structures.

SECTION 38. Chapter 22.172 is hereby amended to read as follows:

Chapter 22.172 Nonconforming Uses, Buildings and Structures.

...

22.172.050 Termination Conditions and Time Limits.

...

B. Termination by Operation of Law. Nonconforming uses and buildings or structures nonconforming due to use, and those buildings or structures nonconforming due to standards enumerated in this Section, shall be discontinued and removed from their sites within the time specified in this Section, except when extended or revoked as otherwise provided in this Title 22:

...

3. In the case of nonconforming due to use or buildings or structures nonconforming due to standards pursuant to Chapter 22.84 (Green Zone Districts):

a. Buildings or structures nonconforming due to standards, the time limit specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses) shall apply, except that no request for extension of the time to maintain such buildings or structures shall be accepted or approved.

b. Nonconforming due to use pursuant to Section 22.84.020.B (Exceptions), 7 years from [EFFECTIVE DATE OF GREEN ZONE ORDINANCE],

provided that no request to further extend the time to continue such a use shall be accepted or approved, unless a grant term of an existing permit is applicable, in which case the expiration date of the grant term shall apply. For existing, nonconforming uses with no grant term specified, the use shall expire 20 years from [EFFECTIVE DATE OF GREEN ZONES ORDINANCE].

...

22.172.060 Review of Amortization Schedule or Substitution of Uses.

A. Applicability.

...

3. Exception. Nonconforming buildings or structures due to use or standards pursuant to Chapter 22.84 (Green Zone Districts) must be discontinued and removed from the site as specified in Section 22.84.040 (Schedule for Compliance for Existing, Legally-Established Uses) and Section 22.172.050.B.3 (Termination by Operation of Law). No request for extension of the time to maintain such buildings or structures on site shall be accepted or approved.

...

Proposed Changes to Land Use Regulations including Permitted Zones, Types of Permits and Development Standards Required in Existing, Specific Community Standards Districts.

SECTION 39. Section 22.300.020 is hereby amended to read as follows:

...

22.300.020 Application of Community Standards Districts to Property.

...

B. ~~Additional Regulations.~~ Exceptions.

1. Notwithstanding any contrary provisions in Division 10, any CSD regulations specified in Subsection A, above, may be waived or modified through a Housing Permit (Chapter 22.166), pursuant to Chapter 22.120 (Density Bonus).

2. Accessory Dwelling Units. CSD regulations shall apply to accessory dwelling units as follows:

a. CSD regulations shall only apply to accessory dwelling units not described in Section 22.140.640.G.3.a.(i) and 22.140.640.G.3.a.(ii); and

b. Where the regulations in Section 22.140.640 (Accessory Dwelling Units) are contrary to the provisions in a CSD regulating the same matter, the provisions in Section 22.140.640 shall prevail, except for Section 22.140.640.G.2 (Floor Area) and Section 22.140.640.G.3 (Height).

3. Green Zone Districts. Where the regulations in Chapter 22.84 (Green Zone Districts) are contrary to the provisions in this Division 10, the more restrictive provisions shall prevail, except for Section 22.84.C.1.i (Perimeter Identification Sign).

SECTION 40. Chapter 22.308 is hereby amended to read as follows:

Chapter 22.308 Avocado Heights Community Standards District.

...

22.308.040 Applicability.

(Reserved)

A. General Applicability. The regulations of this CSD shall apply to any new use or structure for which a complete application has been filed on or after the effective date of this CSD, except as otherwise required in this Section.

B. Where the application is for a parcel that is subject to the requirements in Chapter 22.84 (Green Zone Districts) and the provisions in Chapter 22.84 are contrary to the provisions in this Chapter, the more restrictive provisions shall prevail.

...

22.308.080 Area Specific Development Standards.

...

B. Area 2 – Valley Boulevard Area.

...

4. Zone Specific Use Standards.

...

b. Zone M-1.5.

...

iii. Materials Recovery Facilities. A "materials recovery facility" shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1.5. ~~For purposes of this Subsection B.4.b.iii, a materials recovery facility is a solid waste facility, permitted by the California Integrated Waste Management Board, where solid waste, as defined in Section 40191 of the California Public Resources Code, or recyclable materials, are sorted or separated for the purpose of recycling or creating compost~~

22.308.090 Modification of Development Standards.

A. Modifications Authorized.

1. Minor variations to the standards specified in Sections 22.308.070.A.2 through A.4 (for Zones R-1, R-A, and A-1), Sections 22.308.070.B.2.c and B.2.d (for Zones C-H and C-1), Section 22.308.070.C (regarding setbacks in Zone C-2), and Sections 22.308.070.E.1, E.2, E.3, E.5, E.6, and E.9 (for Zones M-1 and M-1.5) shall be subject to the provisions of Subsection B, below.

2. Modification of applications subject to the requirements of Chapter 22.84 (Green Zone Districts) shall be solely subject to the provisions of Subsection B. 4., below.

...

SECTION 41. Section 22.316.040 is hereby amended to read as follows:

Chapter 22.316 East Los Angeles Community Standards District.

22.316.040 Applicability.

...

E. Where the application is for a parcel that is subject to the requirements of Chapter 22.84 (Green Zone Districts) and the provisions in Chapter 22.84 are contrary to the provisions in this Chapter, the more restrictive provisions shall prevail.

...

22.316.080 Area Specific Development Standards.

...

C. Union Pacific Area.

...

4. Zone Specific Development Standards

...

b. Zone M-1.

...

ii. Uses Subject to Permits. In addition to the uses specified in Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5) as subject to approval of a Conditional Use Permit (Chapter 22.158) application in Zone M-1, the following uses shall require a Conditional Use Permit (Chapter 22.158) application in Zone M-1:

~~Acetylene, the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.~~

Agricultural contractor equipment, sale or rental or both.

Animal experimental research institute.

~~Automobile body and paint shops, if all operations are conducted inside of a building.~~

~~Automobile upholstery.~~

Baseball park.

Billboards, the manufacture of.

Bottling plant.

~~Building materials, the storage of.~~

Carnivals, commercial or otherwise.

Cellophane products, the manufacture of.

Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Department of Animal Care and Control.

~~Cold-storage plants.~~

~~Concrete batching, provided that the mixer is limited to one cubic yard capacity.~~

~~Contractor's equipment yards, including farm equipment and all equipment used in building trades.~~

Dairy products depots and manufacture of dairy products.

~~Distributing plants.~~

Electrical transformer substations.

Engraving, machine metal engraving.

Ferris wheels.

Fruit packing plants.

Heating equipment, the manufacture of.

Ink, the manufacture of.

Iron, ornamental iron works, but not including a foundry.

Laboratories for testing experimental motion picture film.

~~except the storage of boxes or crates.~~

~~Machine shops.~~

~~Machinery storage yards.~~

Metals:

- (1) Manufacture of products of precious metals;
- (2) Manufacture of metal, steel, and brass stamps, including hand and machine engraving;
- ~~(3) Metal fabricating;~~
- ~~(4) Metal spinning;~~
- ~~(5) Metal storage;~~
- (6) Metal working shops;
- ~~(7) Plating and finishing of metals, provided no perchloric acid is used.~~

Motors, the manufacture of electric motors.

Oil wells and appurtenances, to the same extent and under all of the same conditions as permitted in Zone A-2.

Outdoor skating rinks and outdoor dance pavilions, if such rinks and pavilions are, as a condition of use, not within 500 feet of any Residential Zone, Zone A-1, or any zone of similar restriction in any city or adjacent county.

~~Outside storage.~~

~~Paint, the manufacture and mixing of.~~

~~Pallets, the storage and manufacture of.~~

Plaster, the storage of.

~~Poultry and rabbits, the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.~~

Riding academies.

Rubber, the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.

Rug cleaning plant.

~~Sheet metal shops.~~

Shell products; the manufacture of.

Shooting gallery.

Soft drinks, the manufacture and bottling of.

Stables, private, for the raising and training of racehorses.

Starch, the mixing and bottling of.

~~Stone, marble and granite, and the grinding, dressing, and cutting of.~~

~~Storage and rental of plows, tractors, contractor's equipment, and cement mixers, not within a building.~~

Stove polish, the manufacture of.

Tire yards and

Trucks, the parking, rental, and repair of.

Ventilating ducts, the manufacture of.

Wallboard, the manufacture of.

~~Welding.~~

Wineries.

...

DRAFT

SECTION 42. Chapter 22.324 is hereby amended to read as follows:

Chapter 22.324 Florence–Firestone Community Standards District.

...

22.324.020 Definitions.

...

~~D. Sensitive Use. Sensitive use means a school; park; playground; child care center; foster family home; small family or group home for children; senior citizen center; or church, temple, or other place used exclusively for religious worship.~~

...

22.324.040 Applicability.

~~D. Nonconforming Uses, Buildings, or Structures. Nonconforming residential uses in Zones C-M and M-1 shall be exempt from the following:~~

- ~~1. The termination periods set forth in Section 22.172.050 (Termination Conditions and Time Limits) as long as the residential use continues; and~~
- ~~2. The provisions in Section 22.172.020.G (Repair of Damaged or Partially Destroyed Buildings or Structures Nonconforming Due to Use and/or Standards).~~

...

Appendix B

GIS Methodology for Determining the Number of Affected Parcels in the Green Zones Program

GIS Methodology for Determining the Number of Affected Parcels in the Green Zones Program, Including All Elements and Commercially Zoned Parcels in the Green Zone Districts (as Shown in Table III.B-1 of the Draft PEIR)

Element No. 1 – Green Zones Districts

Based on public outreach efforts and Environmental Justice Screening Method (EJSM) scores, the County determined that the following unincorporated communities would be included in Element No. 1, Green Zone Districts:

- Metro Planning Area
 - East Los Angeles
 - W Athens - Westmont
 - Florence - Firestone
 - Walnut Park
 - Willowbrook
 - W Rancho Dominguez - Victoria
 - East Rancho Dominguez

- South Bay Metro Planning Area
 - West Carson

- Gateway Metro Planning Area
 - West Whittier – Los Nietos

- East San Gabriel Valley Metro Planning Area
 - South San Jose Hills
 - Avocado Heights

Within these communities, M-1, M-1.5, M-2, and M-2.5 industrial zones were selected. A 500-foot buffer was then created around these industrial zones. If any sensitive receptors were visually identified using up-to-date high-resolution aerial imagery within this 500-foot buffer, the industrial parcel was included in the Green Zone Districts. Sensitive uses include single-family residences; senior housing; hospitals; libraries; early childhood centers; private and charter schools; public elementary, public middle, and public high schools; and parks (local and regional parks, not including regional open space).

Toward the end of the environmental approval process, the County Planning Commission requested that County staff revise the Draft Ordinance to include a requirement that drive-in fast food and gas station uses be required to obtain a Conditional Use Permit (CUP). The Planning Commission then requested that the County staff determine the number of parcels in the Green Zone Districts that this change would affect.

A similar process was used for this request, whereby the most up-to-date County zoning and Assessor Parcel data was obtained and C-1, C-2, C-3, C-H, and C-M commercial zones were selected. MXD mixed use zones were excluded per County Department of Regional Planning request. These selected commercially zoned parcels were then combined, and a new 500-foot buffer was created around the combined parcels. Areas within these buffers were visually inspected to determine if there were any sensitive receptors within the buffer that would be affected by the commercial parcels. It was determined that all but one of the commercial parcels would affect a sensitive use within the 500-foot buffer. The results of this analysis were verified by County GIS staff.

In order to determine the number of parcels affected by Elements 2, 3, and 4 of the Green Zones Program, a similar process was used to that utilized for the Green Zone Districts. However, due to the unknown nature of future development and uncertainty of the location of new development, sensitive receptors were not identified within a 500-foot buffer. Instead, the zoning designation affected by each element was selected and totaled.

Element No. 2 – New Sensitive Uses

The following zones were selected from County zoning data to determine the number of parcels affected by Element No. 2 – New Sensitive Uses:

- A-1, A-2, O-S, R-R, W, R-A, R-1, R-2, R-3, R-4, RPD, C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, CPD, M-1, M-1.5, M-2, M-2.5, MPD, C-RU, MXD-RU, IT, MXD, and SP

Element No. 2 would be applicable to all zones (only within, adjacent to, or adjoining an existing, legally established industrial, recycling or solid waste, or vehicle-related use in zones M-1, M-1.5, M-2, or M2.5). Given the specific requirements for uses being adjacent to or adjoining a sensitive use in the case of Element No. 2, the estimate of affected parcels can be considered very conservative.

Element No. 3 – Recycling and Waste Management Revisions

The following zones were selected from County zoning data to determine the number of parcels affected by Element No. 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

Element No. 4 – Storage Enclosures for Recycling and Solid Waste Revisions

The following zones were selected from County zoning data to determine the number of parcels affected by Element No. 4 – Storage Enclosures for Recycling and Solid Waste Revisions:

- All zones except R-1, R-2, R-A, A-1

**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:

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012**

PREPARED BY:

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PASADENA, CALIFORNIA 91107**

NOVEMBER 10, 2021

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SECTION I

INTRODUCTION

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.

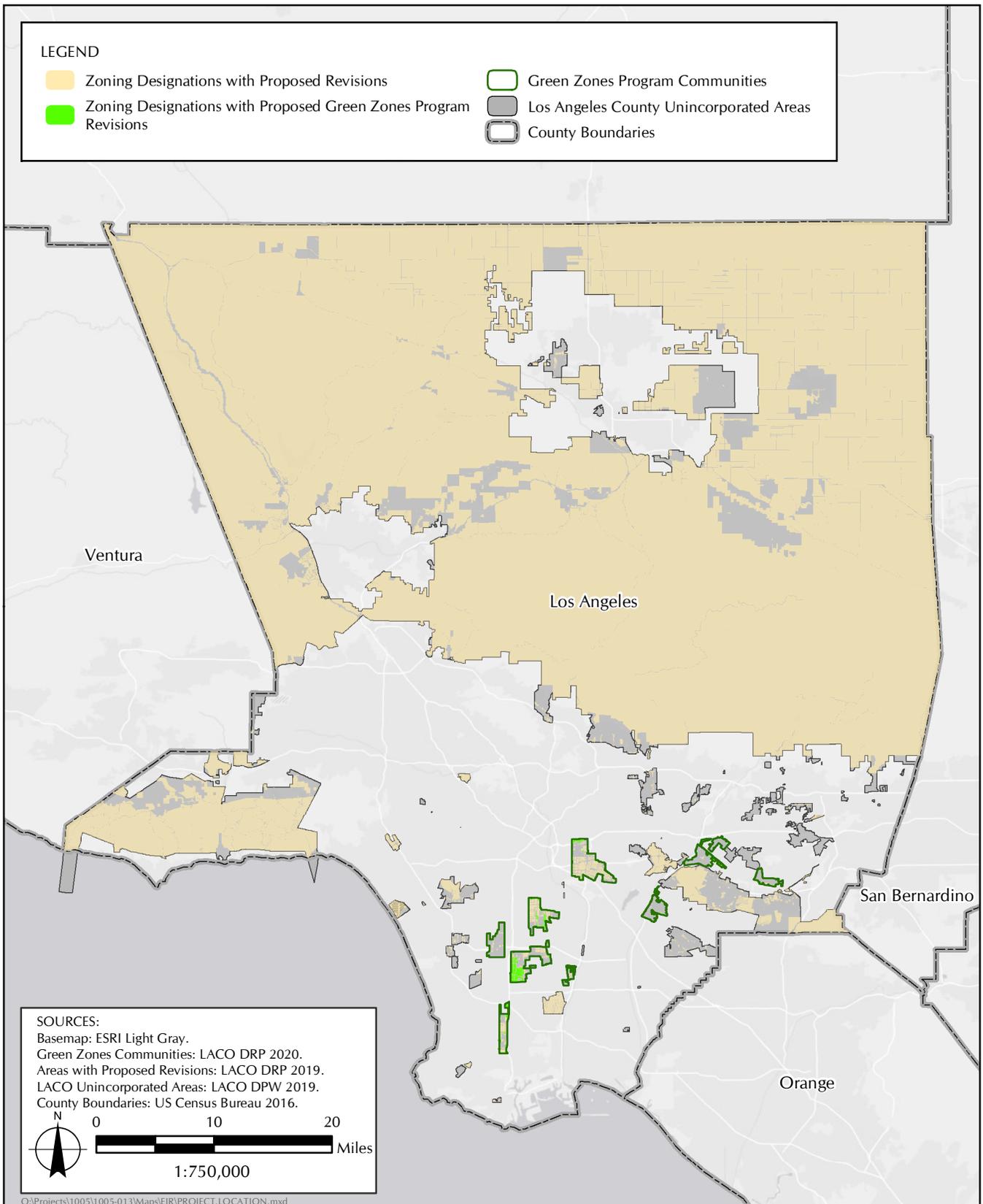


FIGURE I-2
 Project Location Map

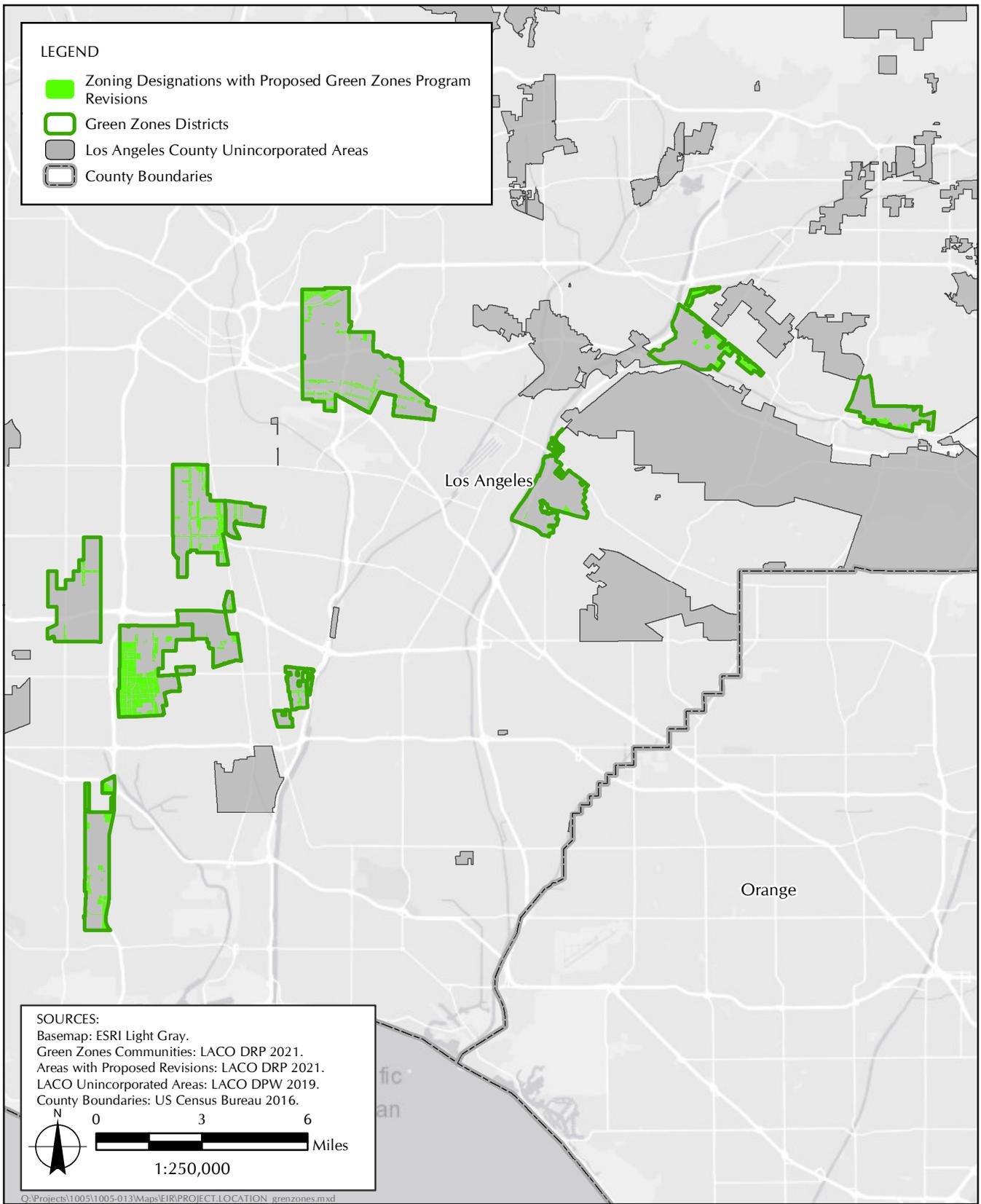


FIGURE I-2
 Project Location Map: Green Zones Program

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

Planning Areas	Number of Project Affected Parcels in Planning Area (Elements 2, 3, and 4)	Number of Affected Parcels in Green Zone Districts Footprint (Element No. 1)
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
Total	134,564	6,299

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

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

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 PM₁₀ 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.

LEGEND

- Zoning Designations with Proposed Revisions
- Zoning Designations with Proposed Green Zones Program Revisions
- Los Angeles County Planning Areas
- Green Zones Program Communities
- Los Angeles County Unincorporated Areas
- County Boundaries

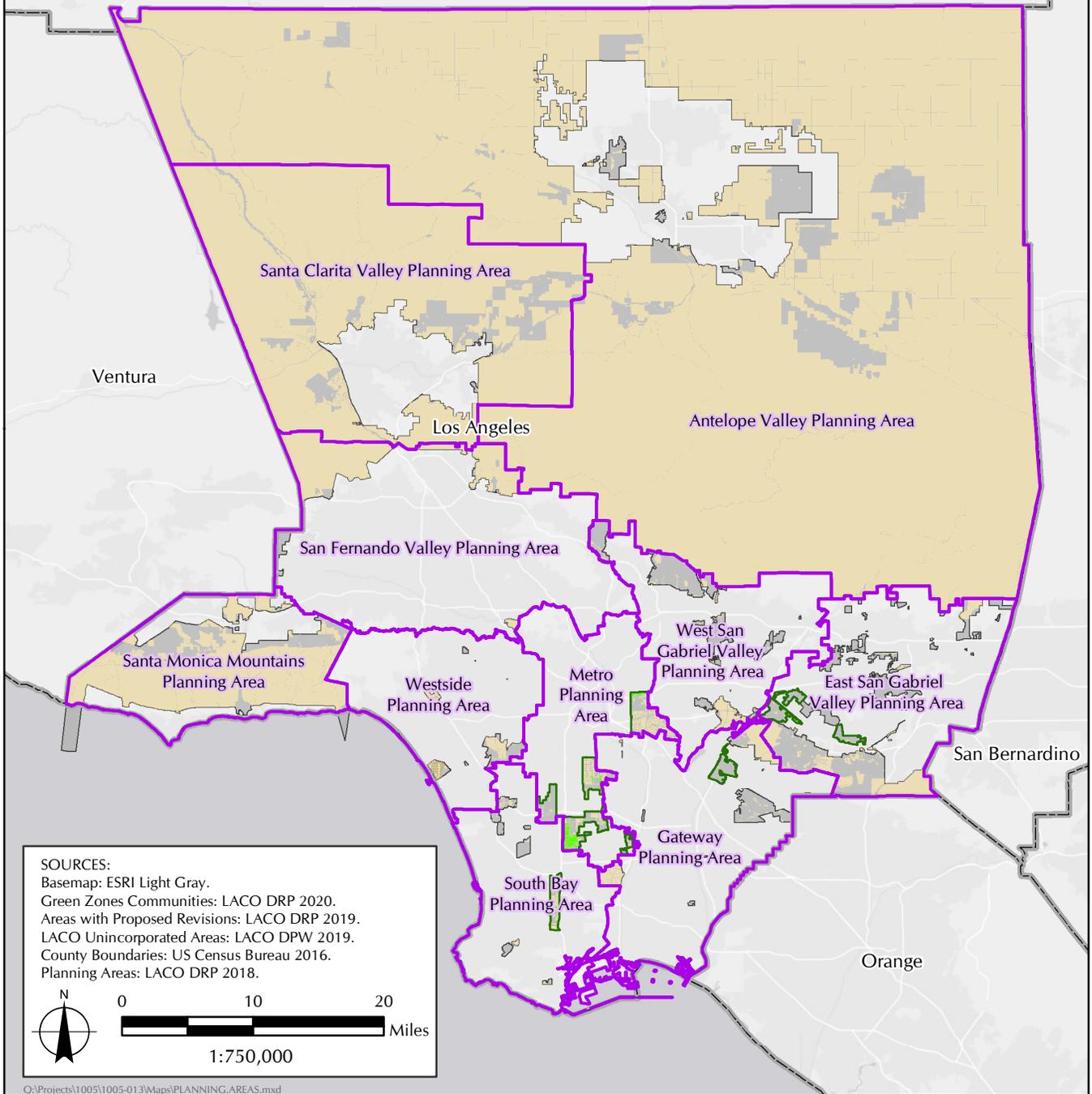


FIGURE I-3
Los Angeles County Planning Areas

**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.¹

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.*²

¹ 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>

² 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

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).

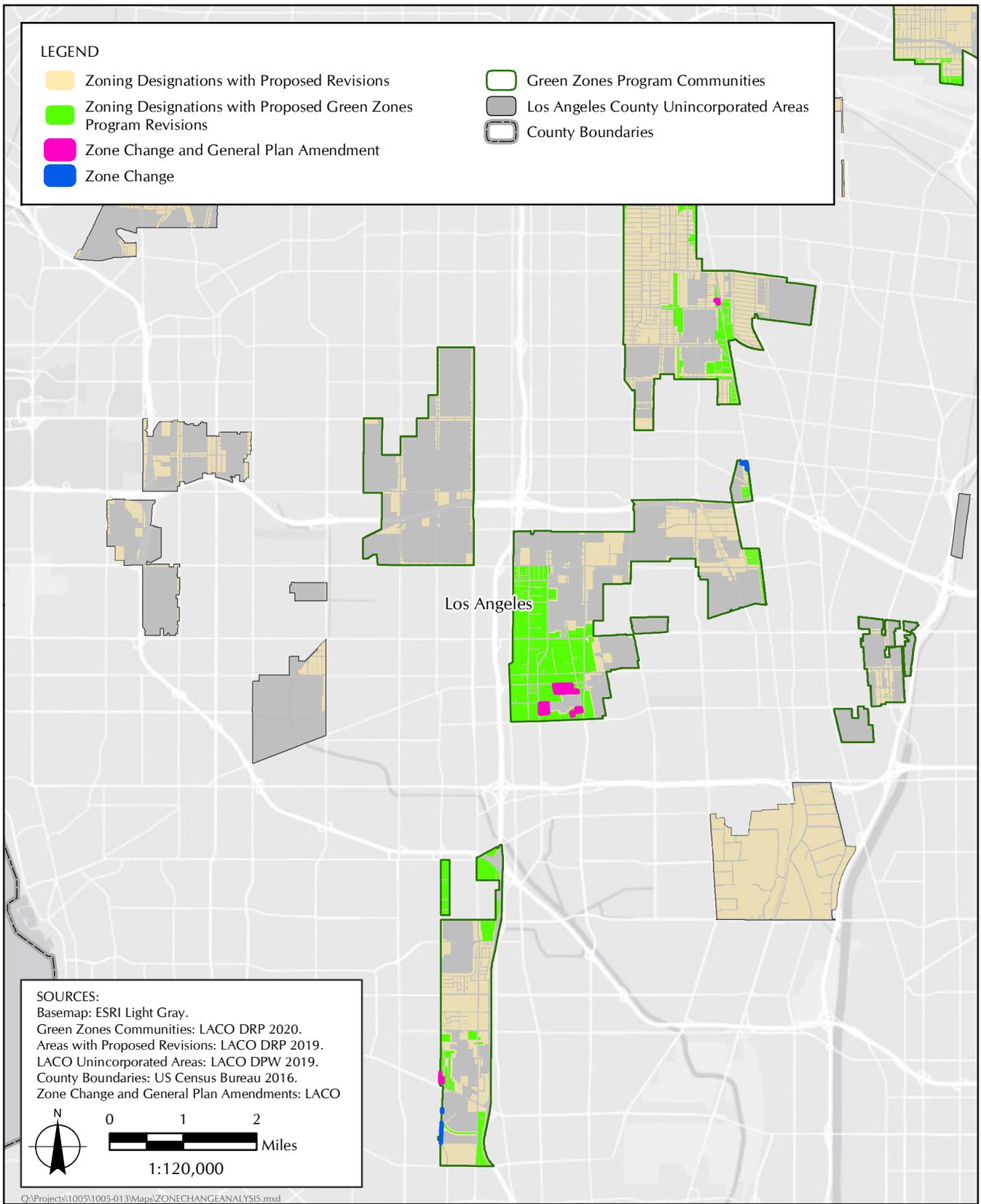


FIGURE I-4
 Zone Changes and General Plan Amendments

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

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

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

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 baling of cardboard, cardboard boxes, paper, and paper cartons																							Section 22.140.120
Pallet yards																							Section 22.140.650
Scrap metal processing yards																							Section 22.140.530
Waste disposal facilities																							
Recycling and Solid Waste Uses*																							
Recycling collection centers																							Section 22.140.670
Recycling processing facilities																							
Auto dismantling yards																							Section 22.140.680
Construction & demolition, and inert debris processing or deposit facilities		<u>CUP, except C&D prohibited in A-2</u>																					Section 22.140.680
Conversion technology facility (recycling) that processes material other than solid waste	=	<u>CUP</u>	=	=	=																		
Materials recovery facilities																							Section 22.140.680
Scrap metal yards																							Section 22.140.680
Transfer stations																							Section 22.140.680
Organic waste recycling facilities																							
Anaerobic digestion facilities	=	<u>CUP</u>	=	=	=																		Section 22.140.690
Chipping/grinding or mulching	=	<u>CUP</u>	=	=	=																		Section 22.140.690
Combustion biomass conversion facility																							
Composting, green waste only	=	<u>CUP</u>	=	=	=																		Section 22.140.690
Composting, mixed waste or food waste	=	<u>CUP</u>	=	=	=																		Section 22.140.690
Composting, vermiculture	=	<u>SPR</u>	=	=	=																		Section 22.140.690
In-vessel composting																							
Solid waste facilities																							
Conversion technology facility (solid waste)	=	<u>CUP</u>	=	=	=																		Section 22.140.700
Inert debris landfill		<u>CUP</u>																					Section 22.140.700
Landfill gas-to-energy		<u>CUP</u>																					Section 22.140.700
Non-combustion biomass conversion																							
Solid waste landfill †	=	<u>CUP</u>	=	=	=																		Section 22.140.700
Transformation facility	=	<u>CUP</u>	=	=	=																		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																							
CNG fueling station																							

Abbreviations:

Zones:

- | | | | | | |
|-----------------------------|--------------------------------------|--|---------------------------------------|-------------------------------------|------------------------------|
| A-1 Light Agricultural | A-2 Heavy Agricultural | O-S Open Space | R-R Resort and Recreation | W Watershed | R-A Residential Agricultural |
| R-1 Single Family Residence | R-2 Two-Family Residence | R-3 Limited Density Multiple Residence | R-4 Medium Density Multiple Residence | R-5 High Density Multiple Residence | 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 | | |

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	Additional Regulations
	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	
Recycling and Solid Waste Uses																				
Organic waste recycling facilities*																				
<u>Composting, green waste only</u>	=	SPR	=	=	=	=	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.690</u>
<u>Composting, mixed waste or food waste</u>	=	SPR	=	=	=	=	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR				<u>Section 22.140.690</u>
<u>Composting, vermiculture</u>	=	SPR	=	=	=	=	SPR	SPR	SPR	SPR	SPR	SPR	=	=	=	=	SPR	SPR	SPR	SPR				<u>Section 22.140.690</u>
<u>In-vessel composting</u>	=	SPR	=	=	=															<u>Section 22.140.690</u>
<u>Supermarket accessory recycling collection center</u>						=	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	<u>Section 22.140.660</u>
<p>* In Agricultural, Open Space, Resort and Recreation, and Watershed Zones: Use permitted as an accessory use only when operated in conjunction with, and intended to serve the patrons of, a use permitted in the zone, but not as a separate enterprise. Use shall include commercial-purpose facilities only and shall not include agricultural uses.</p> <p>* In Commercial Zones: Use is permitted as an accessory use only when operated 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: Use permitted as an accessory use only when operated in conjunction with a use permitted in the zone, but not as a separate enterprise.</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
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)³ and California Global Warming Solutions Act of 2006 (AB 32 and SB 535).^{4,5,6}
- 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 PM₁₀ 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),⁷ Mandatory Commercial Recycling (14 CCR § 18837, Chapter 9.1),⁸ 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.

³ 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

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

⁵ 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

⁶ 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

⁷ 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.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC§ionNum=14581.

⁸ 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.⁹ 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.¹⁰ 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

⁹ 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.

¹⁰ 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

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.¹ 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.² 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.³ 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.^{4,5} 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,

¹ 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

² 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

³ 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

⁴ 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>.

⁵ 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.⁶ 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,^{7,8,9} 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.¹⁰

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.^{11,12,13} 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

⁶ 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.

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

⁸ 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>

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

¹⁰ 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

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

¹² 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>

¹³ 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.^{14,15,16} 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.¹⁷ 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.¹⁸ 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.¹⁹

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

¹⁵ 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>

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

¹⁷ 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

¹⁸ 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

¹⁹ 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.²⁰ 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.²¹ 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.

²⁰ 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.

²¹ 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.²²

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.²³ 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.”²⁴ 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.²⁵ 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

²² 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>

²³ 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>

²⁴ 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

²⁵ 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

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.²⁶

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.²⁷ 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.²⁸ 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.

²⁶ California Department of Conservation. 2018. The Williamson Act Status Report 2016-17. https://www.conservation.ca.gov/dlrp/wa/Pages/stats_reports.aspx

²⁷ 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

²⁸ 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.²⁹ 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.³⁰ 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).

²⁹ 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

³⁰ 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_{2.5}) formation; Mobile source control strategies that are designed to reduce nitrogen oxide (NO_x), 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 O₃, 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 2016.3.2,³¹ 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_x, ROG (VOC), SO_x, Total PM₁₀, and Total PM_{2.5}, 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_x, ROG (VOC), SO_x, Total PM₁₀, Total PM_{2.5}, and Fugitive Dust PM₁₀, 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_x, CO, PM₁₀, and PM_{2.5} 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

³¹ 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_x, CO, PM₁₀, and PM_{2.5} 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_{2e} per year³² and has proposed an industrial mass emissions threshold of 10,000 MT CO_{2e} per year.³³ 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_{2.5} and PM₁₀ 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.

³² 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.

³³ 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.³⁴ There are no HCPs with boundaries that intersect with any of the elements within the proposed program. NCCPs 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.

³⁴ 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.³⁵ 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.

³⁵ 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.^{36, 37} 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

³⁶ 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>.

³⁷ 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 CH₄, a GHG with global warming potential approximately 85 times higher than CO₂ 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_{2e}) when compared to the 271,089.92 to 560,071.78 of MTCO_{2e} 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.³⁸ 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.

³⁸ 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,³⁹ 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

³⁹ 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.⁴⁰ 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.^{41,42} 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.

⁴⁰ 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

⁴¹ 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>

⁴² 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.⁴³ 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.⁴⁴ 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.⁴⁵ 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.

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

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

⁴⁵ 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>

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.⁴⁶ 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.⁴⁷ 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.

⁴⁶ 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>

⁴⁷ 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.⁴⁸ 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

⁴⁸ 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.⁴⁹ 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.⁵⁰ 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

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

⁵⁰ 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>

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.⁵¹ 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.⁵² 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.⁵³ 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.

⁵¹ 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>

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

⁵³ 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>

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.⁵⁴ 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.⁵⁵ 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,⁵⁶ which will prevent substantial erosion or siltation. In addition, the Green Zones Program will

⁵⁴ 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>

⁵⁵ 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>

⁵⁶ 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>

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.^{57, 58} 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.

⁵⁷ 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/

⁵⁸ 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.⁵⁹ Any development proposed in an HMA will be required to meet the requirements of the HMA Ordinance and Hillside Design Guidelines,⁶⁰ and the development standards under the Green Zones Program are consistent with the goals of the HMA Ordinance.

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

⁶⁰ 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).⁶¹ 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.

⁶¹ 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.⁶² 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 1526.⁶³ 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.⁶⁴ Additionally, the requirement of the program for all parcels to meet the requirements of the LID including parcels less than 1 acre in

⁶² 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>

⁶³ 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>

⁶⁴ 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.⁶⁵ 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 1526.⁶⁶ 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.

⁶⁵ 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

⁶⁶ 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.⁶⁷ 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.

⁶⁷ 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

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.^{68, 69} 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.⁷⁰ 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.⁷¹ 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).⁷² 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.^{73, 74}

⁶⁸ 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>

⁶⁹ 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>

⁷⁰ 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

⁷¹ 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>

⁷² 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>

⁷³ 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>

⁷⁴ 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.⁷⁵ 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.⁷⁶ 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.⁷⁷ 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.⁷⁸ 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).

⁷⁵ 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

⁷⁶ 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>

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

⁷⁸ 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

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.⁷⁹ 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.⁸⁰ 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.⁸¹

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

⁷⁹ 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

⁸⁰ 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>

⁸¹ 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.^{82, 83} 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.⁸⁴ 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.⁸⁵ 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.⁸⁶ 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.⁸⁷ 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.^{88,89}

⁸² 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>

⁸³ 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>

⁸⁴ 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

⁸⁵ 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

⁸⁶ 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>

⁸⁷ 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>

⁸⁸ 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>

⁸⁹ 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

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.”¹ 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.

¹ 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.”² 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

² 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*³ 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.

³ 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*⁴ 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.

⁴ 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.”⁵ 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

⁵ 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

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**

Objective		Green Zones Program	Alternative 1: No Project / No Build	Alternative 2: Reduced Number of Green Zone Districts Communities	Alternative 3: No Retroactive Requirement for Green Zone Districts
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**

Environmental Issue Area	Green Zones Program	Alternative 1: No Project / No Build	Alternative 2: Reduced Number of Green Zone District Communities	Alternative 3: No Retroactive Requirement for Green Zone Districts
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 PM₁₀ 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**

CEQA Issue Area	Approved Project: Green Zones Program	Alternative 1: No Project/No Build	Alternative 2: Reduced Number of Green Zone Districts Communities	Alternative 3: No Retroactive Requirement for Green Zone Districts
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 (PM₁₀) 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

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

SECTION VI

CERTIFICATION REGARDING INDEPENDENT JUDGMENT

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

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

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

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

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

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.¹ 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)² and Mandatory Commercial Recycling (14 California Code or Regulations [CCR] Section 18837, Chapter 9.1).³ In addition, the County is seeking through implementation of the Green Zones Program to reduce emissions consistent

¹ 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

² 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§ionNum=14581.

³ 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.⁴

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)⁵ and California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32 and SB 535).^{6,7,8}
- 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 2045.⁹
- 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.

⁴ State of California. Approved by Governor September 19, 2016. Senate Bill No. 1383. Available at: http://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201520160SB1383

⁵ 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

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

⁷ 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

⁸ 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

⁹ 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

- The Green Zones Program requires reductions in respirable particulate matter (PM₁₀) 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),¹⁰ Mandatory Commercial Recycling (14 CCR Section 18837, Chapter 9.1),¹¹ 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 (CO₂e) 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 CO₂e 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.

¹⁰ 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§ionNum=14581.

¹¹ 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)

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.^{12,13} 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).¹⁴ 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

¹² 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>

¹³ 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>

¹⁴ 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 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 PM₁₀ 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 groundborne 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)¹⁵
 - Mandatory Commercial Recycling (14 CCR Section 18837, Chapter 9.1)¹⁶

- 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 PM₁₀.
 - 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.

¹⁵ 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§ionNum=14581.

¹⁶ 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)

**SUMMARY OF PROCEEDINGS
REGIONAL PLANNING COMMISSION
GREEN ZONES ORDINANCE
PROJECT NO. 2018-003209-(1-5)
ADVANCE PLANNING CASE NO. RPPL2018004908
GENERAL PLAN AMENDMENT NO. RPPL2020002900
ENVIRONMENTAL PLAN NO. RPPL2020002788
ZONE CHANGE NO. RPPL2021012002**

September 22, 2021 Regional Planning Commission Hearing

At a public hearing on September 22, 2021, staff provided an overview of the Green Zones Program. Staff presented the major elements and key components of the Program, including:

- 1) the establishment of 11 Green Zone Districts identified in Title 22 of the County Code, where certain industrial land uses are prohibited within 500 feet of a sensitive use, certain industrial uses will require a Conditional Use Permit ("CUP") with discretionary review, additional findings, and development standards when located within 500 feet of a sensitive use,
- 2) the establishment of a Sensitive Use chapter in Title 22 of the County Code with specific development standards required when a new sensitive use located adjacent to or adjoining an existing, legally-established industrial, recycling or solid waste, or vehicle-related use,
- 3) establishment of new recycling and waste management uses defined in Title 22 of the County Code with associated chapters and sections regulating the location, permitting, development standards, and additional required findings for establishing such uses,
- 4) establishment of requirements for storage enclosures for recycling and solid waste associated with any non-residential use or any residential use with four or more units,
- 5) establishment of a CUP requirement for new gas stations and drive-through establishments, also defining drive-through establishments, and the addition of
- 6) new land uses and re-defining/re-categorizing specific industrial, recycling, and waste management land uses for consistency in Title 22 of the County Code, and adding language to the General Plan goals and policies to support environmental justice goals and the overall Green Zones Program.

Staff also provided information regarding the Green Zones Implementation Guide, as well as a summary of the most recent public comments, and proposed revisions. Staff

received over 62 comment letters from July 6 – September 21, 2021 from members of the business community, community-based organizations, and community members. Additionally, staff recommended changes to the proposed warehouse requirements so that the proposed zero- and near-zero emissions requirements for trucks and warehouses in the Ordinance align with Southern California Air Quality Management District's Rule 2305, or the Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program. Finally, staff recommended retaining the current zoning and land use policy designation for one property previously proposed for zoning and land uses changes. This was a result of issues raised by one property owner and given further analysis.

Discussion

After staff's presentation, the Regional Planning Commission (Commission) opened the item up for public comment. Thirty individuals testified, representing a wide range of opinions both for and against the Ordinance. Speakers included members of the Los Angeles County business community, including various industry and trade organization representatives, community-based organizations, and residents living and/or working in areas affected by the Green Zones Program.

Members of the business community generally expressed concerns about new permitting requirements, as well as about the performance and development standards, including zero-emissions targets, and enclosure requirements for recycling and scrap metal processing facilities. One speaker expressed concerns about the future impacts of rezoning their parcel on their existing business. Several community members expressed support for Green Zones. However, most stated that the Ordinance should be even stronger, with expanded buffers from industrial uses, more requirements for green and open space, and the prohibition of additional industrial uses. Community members and representatives cited known bad operators.

After listening to comments from the public, the Commission asked follow up questions, and then closed the public hearing and voted unanimously to certify the Final PEIR and recommend approval of the Green Zones Program, with revisions recommended by staff, to the Board of Supervisors.

**FINAL RESOLUTION
COUNTY OF LOS ANGELES
REGIONAL PLANNING COMMISSION
GREEN ZONES PROGRAM
PROJECT NO. 2018-003209-(1-5)
PLAN AMENDMENT NO. RPPL2020002900
ADVANCE PLANNING CASE NO. RPPL2018004908
ENVIRONMENTAL PLAN NO. RPPL2020002788**

WHEREAS, pursuant to Article 6 of Chapter 3 of Division 1 of Title 7 of the California Government Code ("Government Code") (commencing with Section 65350), the County of Los Angeles ("County") is authorized to adopt amendments to its General Plan ("General Plan") and elements thereof; and

WHEREAS, pursuant to Chapter 22.198 of the Los Angeles County Code ("County Code"), the County is authorized to adopt zone changes; and

WHEREAS, pursuant to Article 1 of Chapter 4 of Division 1 of Title 7 of the Government Code (commencing with Section 65800) and Chapter 22.244 of the County Code, the County is authorized to adopt amendments to Title 22 of the County Code (Planning and Zoning); and

WHEREAS, the County Regional Planning Commission ("Commission") has conducted a duly noticed public hearing on September 22, 2021, to consider the following:

1. General Plan Amendment No. RPPL2020002900 is a proposed amendment to the General Plan to revise existing policies and add new policies to the General Plan in support of the County's environmental justice goals. In addition, 27 industrial properties adjacent to residential land uses will be rezoned from Heavy Manufacturing (M-2) to Light Manufacturing (M-1). The associated land use designations for 14 of those parcels will be changed from Heavy Industrial (IH) to Light Industrial (IL) for consistency in the General Plan and the associated Florence-Firestone Community Plan for three parcels that fall within the Florence-Firestone Community Plan boundaries.
2. Advance Planning Case No. RPPL2018004908 is a proposed amendment to Title 22 (Planning and Zoning) of the County Code to establish new Green Zones Districts, add new chapters and sections regulating industrial land uses in close proximity to sensitive uses in specific communities, and establish recycling and waste management permitting requirements and

development standards to implement environmental justice goals for the County, and

WHEREAS, the Commission finds as follows:

1. On December 8, 2015, the County Board of Supervisors ("Board"), directed the Department of Regional Planning ("Department") to evaluate equitable development tools and concepts to identify strategies for implementing the General Plan in a manner that allows County residents at all income levels to benefit from growth and development, encourages the preservation and production of safe and affordable housing, and reduces neighborhood health disparities (collectively defined as "Equitable Development");
2. A goal of the Green Zones Program is to develop land-use strategies to improve public health and quality of life of residents in communities that have been historically, and disproportionately impacted by multiple polluting sources, in alignment with the Planning for Healthy Communities Act (Senate Bill 1000);
3. Another goal of the Green Zones Program is to update Title 22 with Recycling and Waste Management uses, permitting requirements, and regulations in alignment with State laws, including the California Global Warming Solutions Act of 2006 (Assembly Bill 32 and Senate Bill 35), to reduce greenhouse gases and the Short-Lived Climate Pollutants: Organic Waste Methane Emissions Reductions of 2016 (Senate Bill 1383) to reduce emissions and divert waste from landfills;
4. The Department Staff ("Staff") convened meetings with statewide, regional, and local environmental justice stakeholders and organizations on June 22, 2016, September 12, 2016, December 7, 2016, and April 4, 2017. Staff convened Agency Coordinating Committee meetings with regulatory agencies on July 5, 2016, August 11, 2016, October 5, 2016, April 5, 2017, and November 15, 2017. Community outreach meetings with community members, community-based organizations, and business owners to review and discuss various drafts of the Ordinance were held on July 6, 2020, July 16, 2020, July 27, 2020, July 30, 2020, August 12, 2020, and February 17, 2021. In addition, two public scoping meetings for the Environmental Impact Report ("EIR") were held on July 13, 2020, and July 22, 2020, to provide project information and solicit public comments;
5. Staff conducted a total of seven community groundtruthing (surveying) events in pilot communities of East Los Angeles, Florence-Firestone, and a portion of Walnut Park in 2018, with the partnership of community-based

- partner organizations, East Yard Communities for Environmental Justice and Communities for a Better Environment. Groundtruthing events were conducted with over 100 community participants, who surveyed approximately 8,000 addresses to observe existing conditions of industrial businesses from the public right-of-way. Results were combined with qualitative input from participants' daily experiences in the communities and findings were shared at larger community gatherings with Supervisor Solis and former Supervisor Ridley-Thomas. Results informed the development of the land use policies and changes to Title 22 with the Green Zones Program;
6. The Environmental Justice Screening Method ("EJSM"), consisting of a GIS web mapping application was developed by researchers from the University of Southern California and Occidental College to analyze socioeconomic data, sensitive uses, and polluting sources. Scores were assigned to each census tract to identify the highest need unincorporated communities in the County facing historical and disproportionate burdens from multiple polluting sources. EJSM was used to identify Green Zone Districts through the Green Zones Program and may support future planning efforts;
 7. Major elements of the Green Zones Program consist of, 1) establishment of 11 Green Zone Districts identified in Title 22 of the County Code, where certain industrial land uses are prohibited within 500 feet of a sensitive use, certain industrial uses will require a Conditional Use Permit ("CUP") with discretionary review, additional findings, and development standards when located within 500 feet of a sensitive use, 2) establishment of a Sensitive Use chapter in Title 22 of the County Code with specific development standards required when a new sensitive use located adjacent to or adjoining an existing, legally-established industrial, recycling or solid waste, or vehicle-related use, 3) establishment of new recycling and waste management uses defined in Title 22 of the County Code with associated chapters and sections regulating the location, permitting, development standards, and additional required findings for establishing such uses throughout the unincorporated County, 4) establishment of requirements for storage enclosures for recycling and solid waste associated with any non-residential use or any residential use with four or more units throughout the unincorporated County, 5) establishment of a CUP requirement for new gas stations and drive-through establishments, also defining drive-through establishments, and 6) the addition of new land uses and re-defining/re-categorizing specific industrial, recycling, and waste management land uses for consistency in Title 22 of the County Code, and adding language to the General Plan goals and policies to support environmental justice goals and the overall Green Zones Program;

8. Specific recycling and waste management uses including pallet yards, recycling collection facilities, recycling processing facilities, organic waste facilities, and solid waste facilities will be prohibited in environmentally sensitive areas, including Hillside Management Areas and Significant Ecological Areas. Pallet yards, chipping and grinding facilities, and mulching facilities will be prohibited in High Fire Hazard Severity Zones and Very High Fire Hazard Severity Zones, solid waste landfills and inert debris landfills will be prohibited in Federal Emergency Management Agency Flood Zones and the County Floodways, and anaerobic digestion, construction and demolition, inert debris processing, recycling conversion technology, and combustion and non-combustion biomass conversion facilities will be prohibited in Agricultural Resource Areas;
9. The proposed ordinance is consistent with and supportive of the goals and policies of the General Plan. Text changes are proposed to policies in the Guiding Principles, Land Use and Economic Development Elements, as well as the General Plan Implementation Programs language. In addition, the program supports various policies in the Mobility, Air Quality, Noise, and Public Services and Facilities Elements;
10. Staff recommends zone changes from Heavy Manufacturing (M-2) to Light Manufacturing (M-1) for 28 parcels within the communities of Florence-Firestone, West Rancho Dominguez-Victoria, West Carson, and Willowbrook, where the parcels are directly adjoining residential properties with existing residential uses. Staff recommends land use policy amendments to 15 of the 28 parcels from Heavy Industrial (IH) to Light Industrial (IL) for zoning and land use consistency;
11. A Programmatic Environmental Impact Report ("PEIR") was prepared in compliance with the California Environmental Quality Act ("CEQA") and the County environmental guidelines. A Health Impact Assessment was prepared as a supplemental document to the Draft PEIR. The Draft PEIR was publicly released on December 17, 2020, for a 45-day review period ending February 1, 2021. Staff received comment letters from the following agencies: CalRecycle, Los Angeles County Sheriff's Department; the following community-based organizations: East Yard Communities for Environmental Justice, Communities for a Better Environment; and the following philanthropic organization: Liberty Hill Foundation;
12. Pursuant to Section 22.222.180 of the County Code, a public hearing notice was published in local and regional newspapers, the Acorn, Acton-Agua Dulce News, Antelope Valley Press, the Argonaut, the Daily Breeze, East

- LA Tribune, Gardena Valley News, Malibu Times, Our Weekly, Pasadena Star News, San Gabriel Valley Daily Tribune, the Signal, and Whittier Daily News on June 17, 2021. In addition, Staff mailed notices to 314 stakeholders on the Department's courtesy list. The public hearing notice and materials were also posted on the Department's website on June 17, 2021, sent via email blast, and promoted through social media;
13. Following the release of a public review draft ordinance on May 22, 2020, Staff received comment letters from the following agencies: California Department of Fish and Wildlife, State Department of Justice's Office of Attorney General Xavier Becerra, South Coast Air Quality Management District; and the following community-based organizations: Del Amo Action Committee, East Yard Communities for Environmental Justice, and Communities for a Better Environment. Staff reviewed and considered all comments, incorporated the recommended changes as feasible, and released a public hearing draft Ordinance on December 17, 2020, along with the Draft PEIR. Staff received comments on the draft ordinance combined with the above-mentioned comment letters to the Draft PEIR. Staff reviewed and considered all comments, incorporated recommended changes as feasible, and released a revised public hearing draft Ordinance on June 17, 2021. The Draft PEIR analyzed nine issue areas: air quality, biological resources, cultural resources, hazards and hazardous materials, hydrology/water quality, land use planning, noise, tribal cultural resources, and utilities and service systems. The PEIR determined that the project would result 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, requiring a Statement of Overriding Considerations.
 14. On July 21, 2021, the Commission conducted a duly-noticed public hearing where Staff requested a continuance to September 22, 2021.
 15. On September 22, 2021, the Commission conducted a duly-noticed public hearing (virtually via Zoom). The Commission opened the public hearing and Staff presented an overview of the Green Zones Program, including all major components, the Green Zones Implementation Guide, and a summary of the most recent public comments, and proposed revisions. Staff received over 62 comment letter comment letters from July 6 – September 21, 2021 expressing various views on the Draft Ordinance from members of the business community, community-based organizations, and community members. Staff also recommended changes to the proposed

warehouse requirements so that the proposed zero- and near-zero emissions requirements for trucks and warehouses in the Ordinance better defer to and align with Southern California Air Quality Management District's Rule 2305, or the Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program. Finally, Staff recommended retaining the current zoning and land use policy designation for one property previously proposed for zoning and land uses changes. This was a result of issues raised by one property owner and given further contextual analysis.

After Staff's presentation, the Commission opened the item up for public comment. Thirty individuals voiced their views on the Ordinance in both English and Spanish, representing a wide range of opinions both for and against the Ordinance. Speakers included members of the Los Angeles County business community, including various industry and trade organization representatives, community-based organizations, and finally, residents living and/or working in areas affected by the Green Zones Ordinance.

Members of the business community generally expressed concerns about new permitting requirements, as well as about unclear performance and development standards, including zero-emissions targets, and enclosure requirements for recycling and scrap metal processing facilities. One speaker expressed concerns about the future impacts of rezoning their parcel on their existing business. Several community members expressed support for Green Zones. However, most stated that the Ordinance should be even stronger with expanded buffers from industrial uses, more green and open space, and the additional prohibition of industrial uses. Community members and representatives cited known bad operators such as the former Central Metals, Inc. site. After listening to comments from the public, the Commission asked a few follow up questions. The Commission then proceeded to close the public hearing and voted unanimously to certify the Final PEIR and recommend approval of the Draft Ordinance, with revisions recommended by staff, to the Board of Supervisors.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles ("Board") as follows:

1. That the Board hold a public hearing to consider adopting the Green Zones Program, Project No. 2018-003209-(1-5), which includes General Plan Amendment No. RPPL2020002900, Advance Planning Case No.

RPPL2018004908, which includes an ordinance amending Title 22 of the County Code to add new chapters and sections implementing the Green Zones Program and amending the General Plan; and

2. That the Board certify the Final PEIR Environmental Plan No. RPPL2020002788 and find that it has been prepared in compliance with CEQA and the State and local agency guidelines related thereto; and
3. That the Board determine that where significant adverse environmental effects of the project, as described in the Final PEIR, have not been reduced to a level of less than significant, the benefits of the Green Zones Program, such as specific social, economic, legal, technological or other considerations outweigh the environmental effects of the project as stated in the CEQA Findings of Fact and Statement of Overriding Considerations (attached) for the project; and
4. That the Board adopt General Plan Amendment No. RPPL2020002900 and determine that the Ordinance is compatible with and supportive of the goals and policies of the General Plan.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on September 22, 2021.

Elida Luna

Elida Luna, Interim Secretary
County of Los Angeles
Regional Planning Commission

APPROVED AS TO FORM:

By

Elaine Lemke
Elaine Lemke, Assistant County Counsel



PUBLIC NOTICE OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Celia Zavala, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

**NOTICE OF PUBLIC HEARING CONCERNING
PROJECT NO. 2018-003209-(ALL DISTRICTS)
ADVANCE PLANNING NO.: RPPL2018004908
GENERAL PLAN AMENDMENT NO. RPPL2020002900
ENVIRONMENTAL ASSESSMENT NO. RPPL2020002788
ZONE CHANGE NO. RPPL2021012002
STATE CLEARINGHOUSE NO. 2020060242
GREEN ZONES PROGRAM**

Notice is hereby given that the Board of Supervisors will conduct a public hearing on the matter referenced above on **Tuesday, December 21, 2021 at 9:30 a.m.**, in Room 381B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify. **Please note that due to the COVID-19 pandemic, a virtual public hearing may be held. The Los Angeles County facilities may still be closed to the public at this time.** Please visit <http://bos.lacounty.gov/Board-Meeting/Board-Agendas> for details on how to listen to the virtual meeting and/or address the Board. Written comments may be submitted to the address above, attention: Public Hearing Section or e-mailed to PublicHearing@bos.lacounty.gov with the Project No. in the "Subject". Project status can be obtained online at: <http://bos.lacounty.gov/Board-Meeting/Public-Hearings> or you may also call (213) 974-1426.

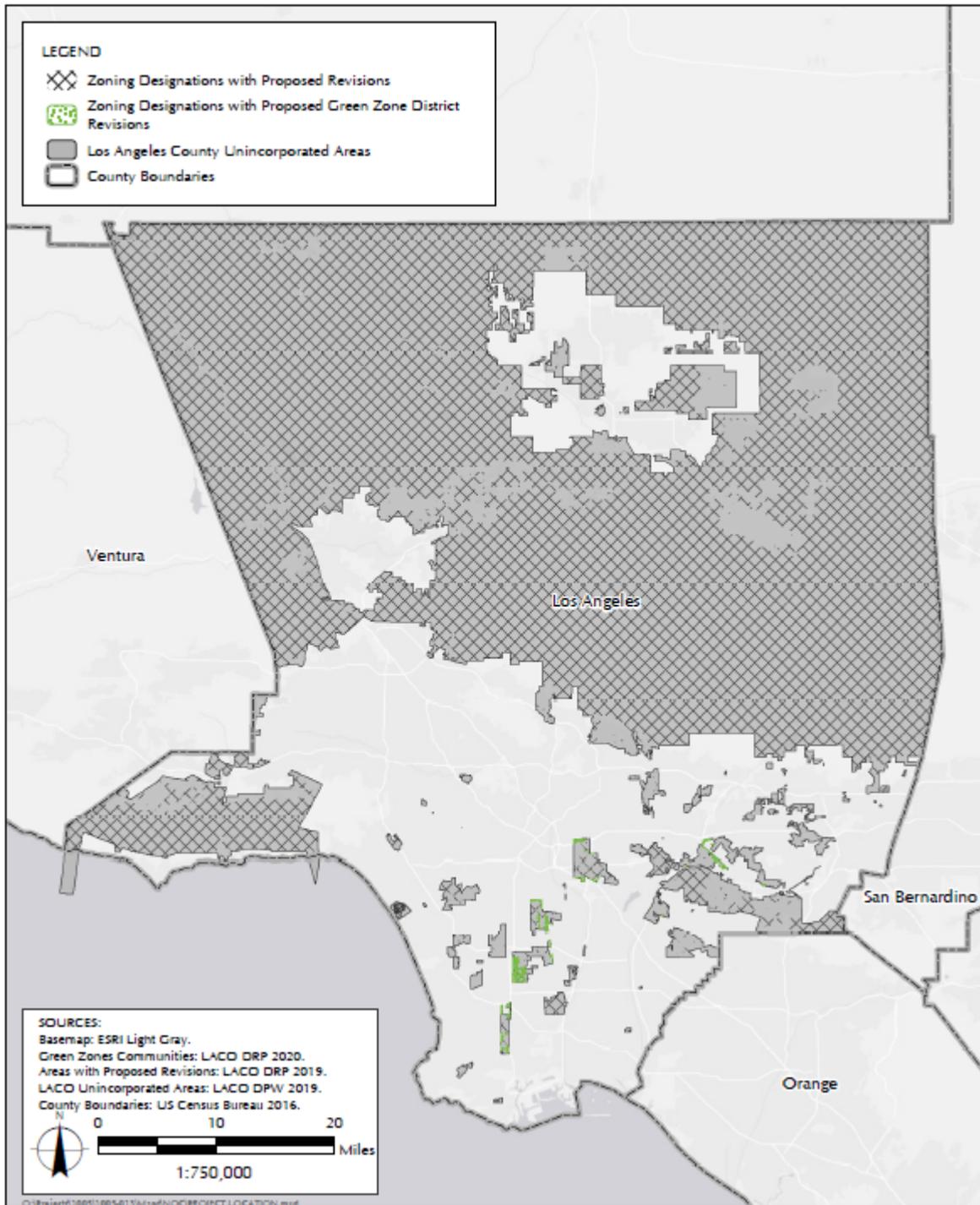
Location: Unincorporated areas in Los Angeles County.

General Description of Proposal: To provide zoning requirements for industrial uses, vehicle-related uses, and recycling and solid waste uses that may disproportionately affect communities surrounding these land uses in alignment with State environmental justice initiatives, including the Planning for Healthy Communities Act (SB 1000); and to establish development standards for recycling and solid waste facilities in support of Senate Bill 1383 that focuses on waste diversion, and the California Global Warming Solutions Act of 2006 (AB 32 and SB 535); including zone changes for 27 parcels and land use category changes for 14 of those parcels located in the communities of Florence-Firestone, West Rancho Dominguez-Victoria, West Carson, and Willowbrook that will be changed from M-2 (Heavy Manufacturing) to M-1 (Light Manufacturing) Zone and land use categories will be changed from IH (Heavy Industrial) to IL (Light Industrial) for consistency with the zoning. The Board will also consider the Environmental Impact Report (EIR) which includes the Final EIR and Draft EIR.

Contact the Department of Regional Planning, **Erica Gutierrez at (213) 974-6316** between 7:30 a.m. and 5:30 p.m., Monday through Thursday (office is closed Fridays) or egutierrez@planning.lacounty.gov directly for questions or additional information. Selected materials are available at <https://planning.lacounty.gov/greenzones/meetings>. **Si necesita más información en Español, por favor llame al (213) 974-6411.**

If you need reasonable accommodations, such as assistive listening devices, agenda in Braille, interpreters, disability-related accommodations or other auxiliary aids, please contact the Executive Office of the Board at (213) 974-1411 or (213) 974-1707 (TTY), Monday through Friday from 8:00 a.m. to 5:00 p.m., at least three business days prior to the Board meeting. Later requests will be accommodated to the extent feasible. Máquinas de traducción están disponibles o si necesita intérprete para las juntas del Condado de Los Angeles, por favor llame al (213) 974-1426, de lunes a viernes de 8:00 a.m. a 5:00 p.m., con tres días de anticipación.

CELIA ZAVALA
EXECUTIVE OFFICER OF THE



**MOTION BY CHAIR HILDA L. SOLIS AND
SUPERVISOR MARK RIDLEY-THOMAS**

DECEMBER 8, 2015

Development and Implementation of Equitable Development Tools

On March 23, 2015, the Board of Supervisors (Board) held a public hearing for the General Plan Update, which provided the blueprint for growth in the unincorporated areas in the next 20 years. At the hearing, the Board directed the Director of the Department of Regional Planning (DRP) to consult with experts, community groups, and other stakeholders to evaluate equitable development tools and concepts, and to report back with recommendations. The objective behind this effort was to identify strategies that could foster implementation of the General Plan in a manner that allows County residents at all income levels to benefit from growth and development, encourages the preservation and production of safe and affordable housing, and reduces neighborhood health disparities (collectively defined as “Equitable Development”).

-MORE-

MOTION

RIDLEY-THOMAS _____

KUEHL _____

KNABE _____

ANTONOVICH _____

SOLIS _____

**MOTION BY CHAIR HILDA L. SOLIS AND SUPERVISOR MARK RIDLEY-THOMAS
DECEMBER 8, 2015
PAGE 2**

In their report back to the Board on June 24, 2015, DRP presented a toolbox of strategies to promote these objectives. The strategies focus on prioritizing policies, actions, and resources to address socio-economic, educational, environmental, and health challenges. The Board should now move forward with the next steps necessary to implement a range of land use programs and policies with the objective of ensuring that new development brings community benefit rather than displacement of existing residents. In addition, the Board should explore potential land use policies that can mitigate public nuisances and health hazards caused by environmental contamination.

WE THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS:

Declare that it is the intent of the Board of Supervisors to implement the Los Angeles County General Plan in a manner that promotes sustainable, healthy, and well-designed environments that enhance the quality of life and public well-being for all residents in the unincorporated areas; and instruct the Director of the Department of Regional Planning, in coordination with the Directors of other appropriate Departments, potentially including but not limited to Public Works, Public Health, Parks and Recreation, Community Development Commission, County Counsel, and the Fire Department, to initiate an Equitable Development Work Program consisting of the following:

- Update the density bonus ordinance to further ease and incentivize the development of affordable housing. The update should reflect State law changes effected by AB 2222 and AB 744, including the incorporation of a “no net loss” policy and parking requirement revisions; establish targets for deeper and higher levels of affordability, including a category for extremely

**MOTION BY CHAIR HILDA L. SOLIS AND SUPERVISOR MARK RIDLEY-THOMAS
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low-income households; and other changes to strengthen the effectiveness of the ordinance.

- Initiate discussions with the City of Los Angeles on a nexus study for the creation of a linkage fee.
- Provide a menu of options for the implementation of an inclusionary housing program. The program should consider on-site affordable units as a mandatory component of for-sale housing projects and propose approaches to requiring rental projects to provide on-site affordable units in exchange for discretionary entitlements, public subsidy, and other public concessions.
- Review the regulatory barriers to the establishment and expansion of community land trusts and other shared equity models, and potential incentives to promote their greater adoption.
- Propose additional strategies to preserve existing affordable housing and incentivize the production of new affordable housing; identify any necessary procedural and state and local legislative adjustments.
- Produce a map of contaminated sites, such as Superfund sites, brownfields, and toxic “hotspots” in the unincorporated areas, and provide recommendations on targeted land use policies that can be used to improve the health and quality of life for surrounding residents.
- Develop tools, including heat maps, equity scorecards, healthy design guidelines, and other approaches to evaluate, monitor, and advance

**MOTION BY CHAIR HILDA L. SOLIS AND SUPERVISOR MARK RIDLEY-THOMAS
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equity objectives in the implementation of the General Plan, using relevant data from other County Departments as necessary to ensure a comprehensive analysis.

- Direct the Director of the Department of Regional Planning to develop a framework for facilitating robust engagement with affordable housing, economic development, and environmental justice experts designed to provide technical assistance in carrying out this work and to support the Board in strengthening these equitable development tools and exploring new policies that promote equitable growth. The framework may include establishment of an advisory committee.
- Develop the Equitable Development Work Program in consultation with the Healthy Design Workgroup, the Homeless Initiative, and the Affordable Housing Steering Committee, to ensure efficiencies and coordination, and report back to the Board in writing quarterly with an update on the status of implementation and a timeline for the advancement of ongoing initiatives.

###

HLS:kd



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RODRIGO A. CASTRO-SILVA
County Counsel

July 13, 2021

Amy J. Bodek, Director
Department of Regional Planning
1390 Hall of Records
320 West Temple Street
Los Angeles, California 90012-3225

**Re: Interim Ordinance Extension Amending Title 22 to Require a
Conditional Use Permit to Establish a New Automobile Service
Station or Drive-Through Establishment in East Los Angeles**

Dear Ms. Bodek:

As requested, this office has prepared the above-referenced analysis and ordinance to extend the interim urgency ordinance to temporarily require a conditional use permit ("CUP") for the establishment of new automobile service stations and drive-through establishments on all properties located within the unincorporated area of East Los Angeles and regulated by the East Los Angeles Community Plan and Community Standards District in the County of Los Angeles, and to require completion of a zoning study for consideration, which may include the possible development of a permanent ordinance that would require a CUP for automobile service stations and drive-through establishments, and provide additional standards, to regulate these land uses. This interim ordinance will require a public hearing and a four-fifths vote by the Board of Supervisors.

The enclosed analysis and ordinance may be presented to the Board of Supervisors for its consideration.

Very truly yours,

RODRIGO A. CASTRO-SILVA
County Counsel

By 
STARR COLEMAN
Assistant County Counsel
Property Division

APPROVED AND RELEASED:


THOMAS J. FAUGHNAN
Senior Assistant County Counsel

SC:ss

Enclosures

ANALYSIS

This ordinance extends Interim Ordinance No. 2021-0031U for a maximum of 10 months and 15 days to July 13, 2022. Interim Ordinance No. 2021-0031U, adopted on June 22, 2021, temporarily requires a conditional use permit ("CUP") for the establishment of new automobile service stations and drive-through establishments on all lots located within the unincorporated area of East Los Angeles and regulated by the East Los Angeles Community Plan and Community Standards District in the County of Los Angeles, and to require completion of a zoning study for consideration, which may include the possible development of a permanent ordinance that would require a CUP for automobile service stations and drive-through establishments, and provide additional standards, to regulate these land uses.

This extension ordinance is an urgency measure that requires a public hearing and a four-fifths vote by the Board of Supervisors for adoption.

RODRIGO CASTRO-SILVA
County Counsel

By



STARR COLEMAN
Deputy County Counsel
Property Division

SC:ss

Requested: 07-12-21

Revised: 07-13-21

ORDINANCE NO. _____

An ordinance extending Interim Ordinance No. 2021-0031U, temporarily requiring a conditional use permit for the establishment of new automobile service stations and drive-through establishments on all properties located within the unincorporated area of East Los Angeles and regulated by the East Los Angeles Community Plan and Community Standards District in the County of Los Angeles, and to require completion of a zoning study for consideration, and possible development of a permanent ordinance, which may include additional standards, to regulate automobile service stations and drive-through establishments.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Interim Regulations.

Pursuant to section 65858 of the Government Code, the Board of Supervisors having held a public hearing, hereby extends Interim Ordinance No. 2021-0031U to July 13, 2022. Interim Ordinance No. 2021-0031U provided, and this extension similarly provides the following:

A. No new automobile service station or drive-through establishment, as defined in this ordinance, shall be established upon any lot that is located within the area regulated by the East Los Angeles Community Plan ("Plan") and Community Standards District ("CSD"), as identified on the map following Los Angeles County Code ("County Code") Section 22.316.030 (East Los Angeles CSD Boundary) without a Conditional Use Permit ("CUP"), pursuant to Chapter 22.158 (Conditional Use Permits).

B. Notwithstanding the provisions of this ordinance, within the area also regulated by the East Los Angeles Third Street Form-Based Code Specific Plan, drive-through establishments shall continue to be prohibited pursuant to County Code Section 22.46.3005, and automobile service stations shall continue to require a Substantial Conformance Review in the 3rd Street Transit Oriented District ("TOD"), Cesar E. Chavez Avenue (CC), 1st Street (FS), Atlantic Boulevard (AB), and Neighborhood Center (NC) Transect Zones, and shall continue to be prohibited in the Low-Medium Density Residential (LMD), Civic (CV), and Open Space (OS) Transect Zones pursuant to County Code Section 22.46.3009.

C. The following standard shall apply to new automobile service stations that require a CUP, pursuant to this ordinance, although the Review Authority may modify this standard as part of the CUP, provided the Review Authority finds that such modification is not contrary to the determination of immediate threat described in Section 5, below. The automobile service station shall locate the gasoline dispensing areas at least 50 feet from the property line of any adjoining residentially zoned lot.

D. The following standards shall apply to new drive-through establishments that require a CUP, pursuant to this ordinance, although the Review Authority may modify standards 2, 3, 4, and 5 as part of the CUP, provided the Review Authority finds that such modification is not contrary to the determination of immediate threat described in Section 5, below:

1. A maintenance plan shall be submitted as part of the CUP application, to the satisfaction of the Director of Regional Planning, and the drive-through facility shall comply with the maintenance plan;

2. The location of the drive-through area, including cashier microphone, speakers, and drive-through lane, shall be located at least 20 feet from the property line of any adjoining residentially-zoned lot, and speakers and lighted menus shall be oriented away from such lots;

3. Hours of operation for the drive-through area shall be no earlier than 6:00 a.m. and no later than 12:00 a.m.;

4. A buffer, which may include a six-foot solid wall, as depicted on the site plan, shall be provided to reduce noise trespass from the drive-through area to any adjoining residentially-zoned lot; and

5. The required trash bin shall be enclosed by a decorative wall measuring at least five feet tall, but not more than six feet tall, and shall have solid doors.

SECTION 2. Authority.

Interim Ordinance No. 2021-0031U was adopted on June 22, 2021. Unless this ordinance takes effect on or before August 6, 2021, Interim Ordinance No. 2021-0031U will expire. Section 65858 of the California Government Code provides that an urgency measure in the form of an initial interim ordinance may be adopted without prior public notice by a four-fifths vote of the Board of Supervisors, which shall be effective for only 45 days following its adoption. Government Code section 65858 further provides that

such an interim ordinance may be extended, following compliance with that section, for up to an additional 10 months and 15 days, beyond the original 45-day period, and subsequently for an additional year.

SECTION 3. Definitions and Penalties.

The definitions and penalties for land use violations that are prescribed in Title 22 of the County Code shall apply to the interpretation and violations of the provisions of this interim ordinance.

For purposes of this ordinance, the following definitions shall apply:

"Automobile service station" shall mean any premises where gasoline, other petroleum products, and other vehicle fuel are sold, or where light maintenance activities such as engine tune-ups, oil changes, and other lubrication, minor repairs, and carburetor cleaning are conducted. Automobile service stations shall not include premises where heavy automobile maintenance activities, such as engine overhauls, automobile painting, or body and fender work are conducted, which are separately regulated by the County Code. Automobile service stations shall include compressed natural gas ("CNG") fueling stations. A CNG fueling station is an automobile service station that dispenses compressed natural gas, a fuel produced by compressing natural gas to less than one percent of its volume at standard atmospheric pressure.

"Drive-through establishment" shall mean a retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines, banks, pharmacies, and food service establishments.

SECTION 4. Zoning Study to be Initiated, Updates to the Planning and Zoning Code Underway.

The Los Angeles County ("County") Department of Regional Planning ("Regional Planning") intends to conduct a comprehensive zoning study to determine the effects and appropriate regulation of automobile service stations with respect to proximity to residences and other sensitive uses. Additionally, Regional Planning is currently developing a Green Zones Ordinance, which seeks to enhance public health and land use compatibility in the unincorporated communities that bear a disproportionate pollution burden, including East Los Angeles, and will require CUPs for vehicle-related uses, which include automobile service stations. Further, Regional Planning intends to study the adverse impacts related to drive-through establishments, which include increased traffic, trash, site design, pedestrian hazards, and noise and lighting, especially in the context of adjacent residences.

SECTION 5. Determination of Immediate Threat.

Toxic pollutants emitted near residential neighborhoods, schools, and other sensitive uses pose serious threats on public health, as well as the environment. A number of compounds injurious to human health are released from automobile service stations during vehicle fueling and from underground storage tank vents. A growing body of research shows that these adverse health effects extend further and further from automobile service stations and into the surrounding communities. In addition to public health, automobile service stations create traffic, noise, and lighting concerns for the neighboring communities.

East Los Angeles, bisected by the 5, 10, 60, and 710 freeways, is more impacted by freeways than any other unincorporated community, and the resultant spillover effects, such as resident and business dislocation, severed neighborhood connections, traffic, air pollution, and existing concentrations of gas stations, require heightened consideration of future environmental impacts. The requirement of a CUP is necessary in considering the establishment of a new automobile service station in East Los Angeles to determine if an additional automobile service station is necessary, compatible with the surrounding uses, and appropriately conditioned to minimize impacts to residential areas.

Regarding drive-through establishments, the County's existing regulations may not satisfactorily address the safety impacts that these establishments have on the unincorporated communities, particularly in East Los Angeles, which has many drive-through establishments at or near the community's numerous on-and-off ramps. Drive-through establishments pose specific traffic and pedestrian hazards, including lines of vehicles that often extend across sidewalks and drive-ways onto public streets, which can result in significant traffic hazards, including unexpected stopping of vehicles, blind spots, unsafe lane changes to avoid lines of vehicles, hazards to pedestrians on sidewalks attempting to cross driveways, and increased traffic on the streets impacted by the aforementioned lines of vehicles. Additional concerns include increased trash at and around the surrounding establishments, site design with respect to how the streets interface with the pedestrian environment, as well as noise and lighting, and the consideration of the adjacent residences. As Regional Planning further studies and

considers changes to the current drive-through establishment regulations, the possibility of establishing new drive-through establishments during this interim period, which could ultimately be incompatible with any new regulations, constitutes a current and immediate threat to the public health, safety, and/or welfare, which can only be alleviated by the requirement of a CUP.

Unless this interim ordinance is extended, as provided for herein, an irreversible incompatibility of land uses might reasonably occur, as a result of the establishment of new automobile service stations and drive-through establishments in the East Los Angeles area, all to the detriment of the public health, safety, and/or welfare. Accordingly, the Board of Supervisors finds that there is a current and immediate threat to the public health, safety, and/or welfare, and that establishment of new automobile service stations and drive-through establishments without an approved CUP would result in that threat to the public health, safety, or welfare, absent implementation of the restrictions contained in this ordinance. If this interim ordinance is not extended, uses may be established that may be in conflict with public health, and incompatible with current land use in East Los Angeles, and these uses may continue after any permanent re-designation of land uses or establishment of regulations that may occur.

SECTION 6. Severability.

If any provision of this interim ordinance or the application thereof to any person, property, or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance, which can be given effect without the invalid provisions

or application, and, to this end, the provisions of the interim ordinance are hereby declared to be severable.

SECTION 7. Area of Applicability.

This ordinance applies to lots located in the unincorporated area regulated by the Plan and CSD, as identified on the map following County Code Section 22.316.030.

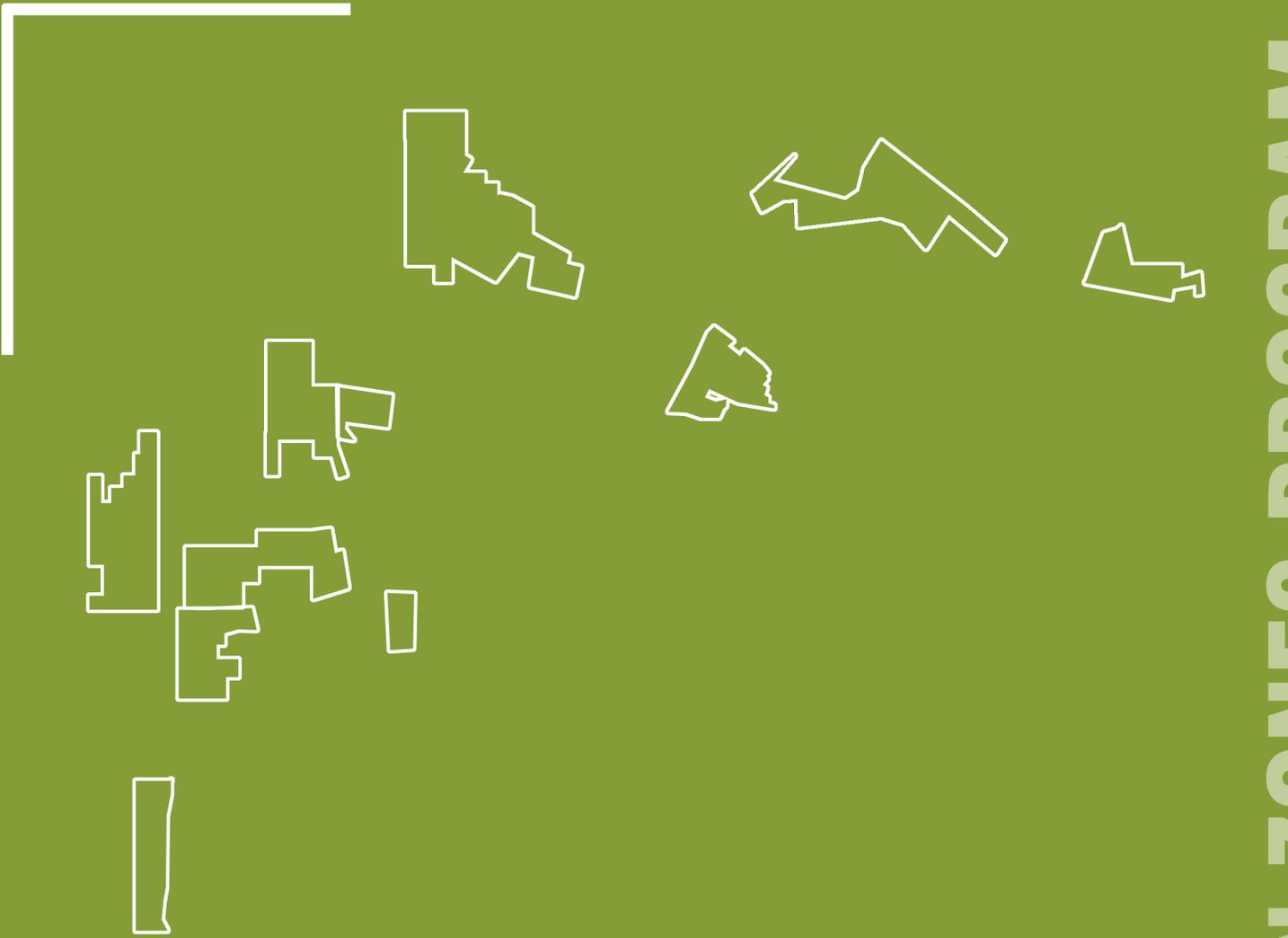
SECTION 8. Urgent Need.

This interim ordinance extension is urgently needed for the immediate preservation of public health, safety, and welfare, and it shall take effect immediately upon adoption, and it shall be of no further force and effect 10 months and 15 days following the initial 45-day term of Interim Ordinance No. 2021-0031U, unless further extended in accordance with the provisions set forth in Government Code section 65858.

[EASTLAGASSTATIONURGSCCC]

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CHAPTER 1

Introduction to the Green Zones Program



Environmental justice (EJ) is defined by the Environmental Protection Agency as “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.” EJ is a broad issue that touches upon various aspects of land use planning. A key concept in environmental justice is transparency and community involvement in the course of addressing concerns.

In 2015, with the adoption of the County’s new General Plan, the Board of Supervisors initiated a motion to implement the General Plan in a way that would reduce neighborhood health disparities and begin to address ongoing EJ issues. During this period, the County also began considering policies and programs to comply with new EJ initiatives passed by the State, including the Planning for Healthy Communities Act (Senate Bill 1000) and California Global Warming Solutions Act of 2006 (Assembly Bill and Senate Bill 535).

Subsequently, the County Department of Regional Planning (DRP) worked closely with other County departments and State agencies such as the South Coast Air Quality Management District to determine how best to address EJ needs within the unincorporated communities of Los Angeles County. Through this effort, DRP built on partnerships with community-based organizations, most notably East Yard Communities



Figure 1. Image of community meeting groundtruthing

Groundtruthing

Groundtruthing involves surveying and documenting potential environmental hazards in a community through collaboration with community members and organizations. The Department of Regional Planning (DRP) conducted a series of seven groundtruthing events in the Green Zones pilot communities of East Los Angeles and Florence-Firestone/Walnut Park. DRP partnered with two environmental justice community-based organizations in developing and implementing the project: East Yard Communities for Environmental Justice (EYCEJ) in East Los Angeles, and Communities for a Better Environment (CBE) in Florence-Firestone/Walnut Park.

for Environmental Justice (EYCEJ) and Communities for a Better Environment (CBE), to conduct groundtruthing activities in the communities of East Los Angeles and Florence-Firestone/Walnut Park in 2018.

The GZ Program seeks to implement land use tools and strategies to improve community health and quality of life for residents surrounding major sources of pollution. The main goals of the GZ Program include the following:

- **Promote environmental justice by identifying communities where the health of residents may be disproportionately affected by surrounding land uses.** “Green Zone Districts” have been established as a countywide zoning overlay to address incompatible land uses within unincorporated communities that have historically borne a disproportionate burden of exposure to pollution.
- **Improve the health and quality of life for residents living near incompatible land uses by establishing more appropriate impact mitigation mechanisms.** New design and development requirements will be added to the County’s zoning code to address land use incompatibility associated with industrial and manufacturing land uses in proximity to sensitive uses.
- **Include new regulations for recycling and solid waste facilities.** The County’s zoning regulations will be made consistent with state mandates, with the intent of reducing pollution associated with waste management, and recycling, including processing of organic waste.
- Other uses such as oil wells are not being addressed by the GZ Program since there is an existing planning effort to address oil wells through a separate countywide ordinance in the zoning code.

Green Zones Program Components

The adopted GZ Program consists of several different components listed as follows:

1. **Green Zones Program Goals and Policies in the General Plan**
2. **The Environmental Justice Screening Method**
3. **Green Zone Districts Zoning Overlay**
4. **Green Zones Ordinance**
5. **Green Zones Program Implementation**

1. Green Zones Program Goals And Policies (General Plan 2035, Land Use And Economic Development Elements)

The Green Zones Program edited existing or added new policies in the General Plan to address environmental justice. For more information, please visit the General Plan site: <https://planning.lacounty.gov/generalplan/generalplan>.

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, *appropriate technology, building enclosure**, and other design techniques. (**newly added*)

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.

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.

2. Environmental Justice Screening Method (General Plan 2035, Land Use Element And Appendix C)

The Environmental Justice Screening Method (EJSM) was developed in partnership with USC’s Program for Environmental and Regional Equity and Occidental College. The tool uses geographic information system (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.

The State of California previously developed the CalEnviroScreen to help identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution's effects. The EJSM is a much more refined mapping tool in comparison to CalEnviroScreen as it was developed specifically for Los Angeles County use. It includes more parcel-level data than CalEnviroScreen, allowing users to receive indicating scores that are site-specific. EJSM tells a better, more detailed story about Los Angeles County communities. DRP is in the process of determining how to use EJSM for project-level review in both Green Zone communities and elsewhere in the County.

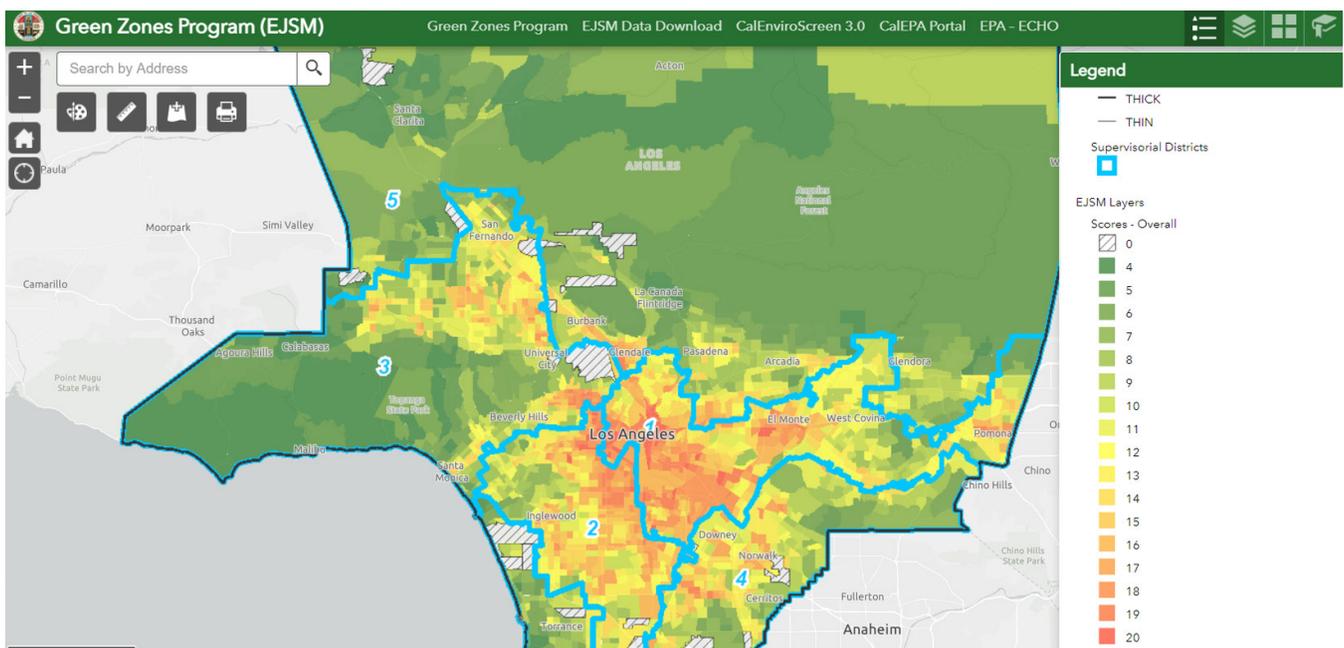


Figure 2. Green Zones Program (EJSM)

Please click here for further overview:

http://planning.lacounty.gov/assets/img/gis/agol/Green_Zones_EJSM_Overview.pdf

A complete list of data layers can be found here:

http://planning.lacounty.gov/assets/img/gis/agol/Green_Zones_EJSM_Data_Sources.pdf

To access the EJSM mapping tool, please click here:

<https://bit.ly/GreenZonesEJSM>

During the GZ Program development, the County reviewed each unincorporated area community's EJSM scores (communities with a 3 or higher in three of the categories, excluding climate change vulnerability) to select the Green Zone District communities where ordinance compliance timelines would apply and grandfathering of existing uses would not apply. The County looked at unincorporated communities with a majority of census tracts scoring in the top 25% of CalEnviroScreen for environmental impacts, and also considered the proximity of incompatible land uses.

3. Green Zone District Zoning Overlay (Title 22 Planning And Zoning Code, Chapter 22.84)

Senate Bill (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 GZ 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.

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

The 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, parks, and shelters) using EJSM scoring and other criteria as described above.

Green Zone Districts

- Avocado Heights
- East LA
- East Rancho Dominguez
- Florence-Firestone
- South San Jose Hills
- Walnut Park
- West Athens-Westmont
- West Carson
- West Rancho Dominguez-Victoria
- West Whittier-Los Nietos
- Willowbrook

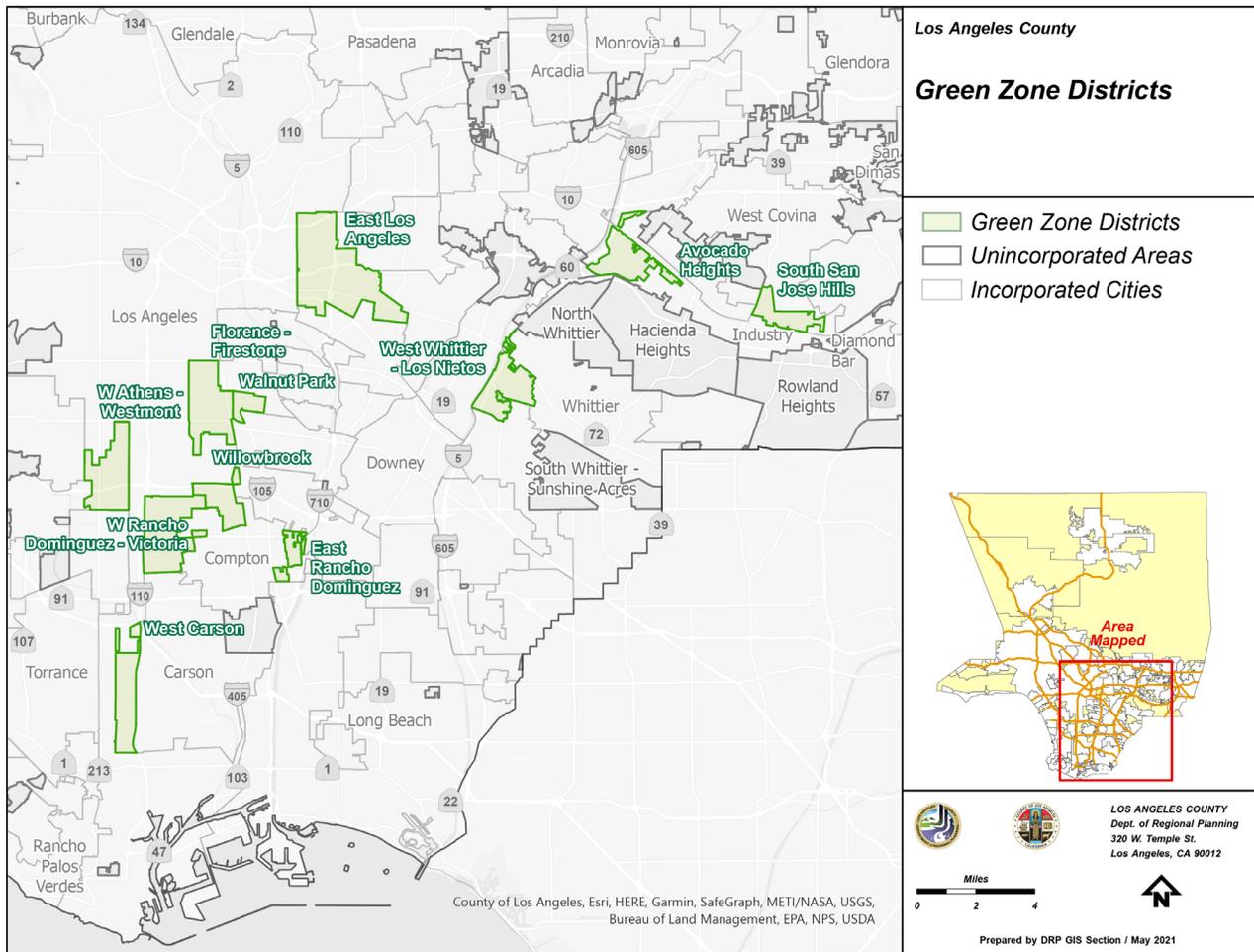


Figure 3. Map of Green Zone Districts

Within a Green Zone District community, certain new industrial, recycling, or vehicle-related uses within a 500-foot radius of existing sensitive uses will need to comply with updated development standards. Additionally, existing nonconforming uses must also comply within 3 to 7 years of Ordinance adoption.

4. Green Zones Ordinance

To address environmental justice in the unincorporated County, the GZ Program included updates to the County's Zoning Code (Title 22) through the Green Zones Ordinance. This next section summarizes the major changes to the County's Zoning Code as a result of the GZ Program. In addition to establishing the Green Zone Districts in the zoning code, the Green Zones Ordinance made the following updates to industrial land use requirements:

I. Definition of "sensitive use" within the zoning code.

Except in Florence-Firestone, previously, "sensitive use" was a term not specifically defined in the County's zoning code. The Green Zones Ordinance now defines "sensitive use" to include a range of land uses where individuals are most likely to reside or spend time. The new definition applies countywide. These uses include the following:

- **Dwelling units**
- **Schools and school yards** - including trade schools, public and private schools, faith-based and secular schools.
- **Parks**
- **Playgrounds**
- **Daycare centers**
- **Preschools**
- **Nursing homes**
- **Hospitals**
- **Shelters**
- **Daycares, or preschools as accessory to a place of worship**
- **Licensed care facilities**

The Green Zones Ordinance also expanded requirements for development of future new sensitive uses adjacent to, or adjoining industrial, recycling and solid waste, or vehicle-related uses. Any such new sensitive uses would need to put in solid wall screening, landscaping buffers between incompatible uses, and adhere to special standards on windows, balcony placement, and air filtration devices.

The ordinance also addresses performance standards such as operating hours and facility maintenance.

II. Revised and Updated recycling and waste management related use provisions.

The Green Zones Ordinance created permitting pathways for new types of recycling and waste management facilities, including the management of organic waste, that would aid in the reduction of greenhouse gas emissions and compliance with State waste management requirements. New development standards now require physical improvements consisting of landscaping barriers, enclosures, fencing, solid walls, paving, signage, and lighting, air filtration, building height restrictions, vehicle circulation, and storage of materials, as well as cleaning and maintenance standards, and minimum distances to sensitive uses.

The ordinance prohibits certain recycling, organic and solid waste facilities from parts of the unincorporated areas that have been identified in the General Plan as ***“Agricultural Resource Areas,” “High Fire Hazard Severity Zones”, “Very High Fire Hazard Severity Zones,” “Hillside Management Areas,” “LA County Floodways,” “FEMA Flood Zones,” and “Significant Ecological Areas”***.



Figure 4. Florence-Firestone Service Center Mural

The Green Zones ordinance defined the “Supermarket Accessory Recycling Collection Center” use and established new development standards for recycling beverage containers as an accessory use to a supermarket in all commercial, mixed-use, and industrial zones.

To protect neighboring uses from any substantial environmental impacts resulting from recycling and solid waste uses, the ordinance provided additional requirements for solid waste and recycling storage enclosures, including increased enclosure wall height, roofing, paving, cleaning and maintenance, requirements for distance from adjoining doorway, and enhanced circulation. These revisions would only apply to new development and expansion of existing development.

Through the Green Zones Ordinance, the following waste management land uses were added to Title 22 to facilitate organic waste facilities:

- Anaerobic digestion
- Chipping and grinding
- Combustion and Non-combustion biomass conversion facilities
- CompostingMulching

Junk, salvage, auto-dismantling and scrap metal yards are now recategorized under recycling facilities to allow for improved regulation with new development standards for these types of uses.

Added land uses under recycling include the following facilities:

- Auto dismantling
- Construction and demolition - debris disposal
- Conversion technology, recycling
- Inert debris processing
- Junk and salvage
- Materials recovery facility
- Scrap metal yards
- Transfer station

More project details can be found on the project site at:

<https://planning.lacounty.gov/greenzones>.

5. Green Zones Program Implementation

The purpose of this Implementation Guide is to provide an overview of the Green Zones Program and its various components, guidance on how to develop various types of industrial businesses within the County, and outline the County's ongoing efforts to implement and monitor the effectiveness of the GZ Program.

The first two chapters of this guide provide background on the GZ Program and describe how to apply the new regulations when developing industrial businesses in the unincorporated area. Chapter 3 explains how the County will monitor compliance with the new Green Zones ordinance standards and Chapter 4 provides more details as to how the County will implement the Green Zones Program and coordinate with other local agencies.

This Guide is neither a policy or regulatory document and should be used only to clarify goals, policies, Green Zones Ordinance provisions, and processes. Please refer to the various Green Zones Ordinance provisions within Title 22 of the Los Angeles County Code for the specific ordinance regulations.

The permitting processes described within this Guide reflects current and best practices in DRP. This Guide will be updated as necessary by the Director to reflect current permit processing practice. This Guide does not change or revise existing regulatory provisions found within the provisions of the Green Zones Ordinance, General Plan, or other applicable regulations or policies of the Los Angeles County Zoning Code or General Plan.

Public notification of changes to this Guide will be posted on the Green Zones website (<http://planning.lacounty.gov/greenzones>) and emailed to those who subscribe to our email list. Such changes may include revisions affecting the permitting process or updates to the Department maintained lists in the appendices. For further updates, email the General Plan/Transit-Oriented Communities section at greenzones@planning.lacounty.gov to subscribe to the Green Zones Program email list.



CHAPTER 2

Design and Development Standards



The GZ Program aims to encourage existing and new industrial businesses to adopt practices that will lead to less pollution and reduce the environmental impacts of their operations.

Existing and past zoning practices have left a legacy of industrial businesses near residential and other sensitive uses in Los Angeles County. The consequence of incompatible land uses has had negative environmental and health outcomes and a lower quality of life for many communities, especially where there are vulnerable populations dealing with socioeconomic challenges and health disparities. The GZ Program seeks to mitigate these impacts in a variety of ways, including through new design and development of standards in the zoning code (Chapter 22.84 of Title 22). This chapter provides additional guidance and information to assist applicants with understanding and meeting development standards, as well as best practices for designing new structures and uses in a way that is less impactful on nearby sensitive uses.

The County seeks to work with existing businesses to ensure that all needed improvements will be built. A business that complies with the Green Zones Program regulations will not only improve the health of its employees, but it will also contribute to the environmental health within the community it serves.

In addition, the Green Zones Ordinance sets forth minimum requirements and maximum allowances (e.g., minimum setbacks from a street or maximum height of a structure, minimum landscaping requirements, signage, paving, storage requirements, solid wall screening, etc.). These development standards help ensure that industrial development is designed in a manner that minimizes impacts to sensitive uses in the community. Projects must comply with all development standards in order to obtain approval, or they may request modification of certain development standards through a discretionary permit.

Permitting Process

Depending on the type of industrial business being established or the existing use, a new permit process may apply. Industrial businesses outlined in the Green Zones Ordinance will require, at minimum, a Site Plan Review. More complex operations will require a discretionary permit and environmental review in compliance with the California Environmental Quality Act (CEQA) to ensure compatibility with nearby uses. Prior to establishing a new industrial use, business or property owners should contact DRP and speak with a planner to better understand the permit process and how best to design projects that are subject to the Green Zones Ordinance requirements.

Figure 6 on page 16 describes the various permits processed by DRP. These permit requirements may apply to new sensitive uses that are developed adjacent to industrial uses or industrial businesses developing near sensitive uses. Below are steps outlining the general process.

1. Once the application is submitted to DRP, a planner will determine if the application requires a ministerial site plan or discretionary review based on the type of business operations and land use and improvements being requested.
2. If the application falls under the Type 1 permitting process (See section 22.226 of the County zoning code), it will require a ministerial site plan review and be approved or denied based solely on zoning code requirements without any discretion, additional environmental review, or public hearing.
3. If the application falls under either the Type 2, 3, or 4 permitting process, the application is considered discretionary and will require environmental review, public noticing, as well as a public hearing. Applicants are strongly encouraged to have a One-Stop counseling appointment with the County before submitting a complete application to DRP. One-Stop counseling services include in-depth pre-application consultation with Regional Planning, Public Works, Public Health, Fire, and Parks and Recreation. The fee for a one-stop counseling appointment is applied to the CUP application fee if the CUP application is ultimately submitted. More information about One-Stop counseling

services is available on our department website: https://planning.lacounty.gov/view/one_stop#o-z.

a. A Type 2 application (See section 22.228) requires a 15-30 day noticing period of properties within a 300-foot radius and is reviewed through public hearing by a Hearing Officer. Appeals are heard by the Regional Planning Commission.

b. A Type 3 application (See section 22.230) requires a 30-day noticing period of properties within a 500-foot radius (see the Figure 1 for exceptions) and is reviewed through public hearing by the Regional Planning Commission. Appeals are heard by the Board of Supervisors.

c. A Type 4 application (See section 22.232) requires a 30-day noticing period of properties within a 500-foot radius (see the Figure 6 for exceptions) and is first reviewed through public hearing by the Regional Planning Commission for recommendation of approval or denial by the Board of Supervisors. The project then goes to the Board of Supervisors for approval and adoption.



Figure 5. Avocado Heights

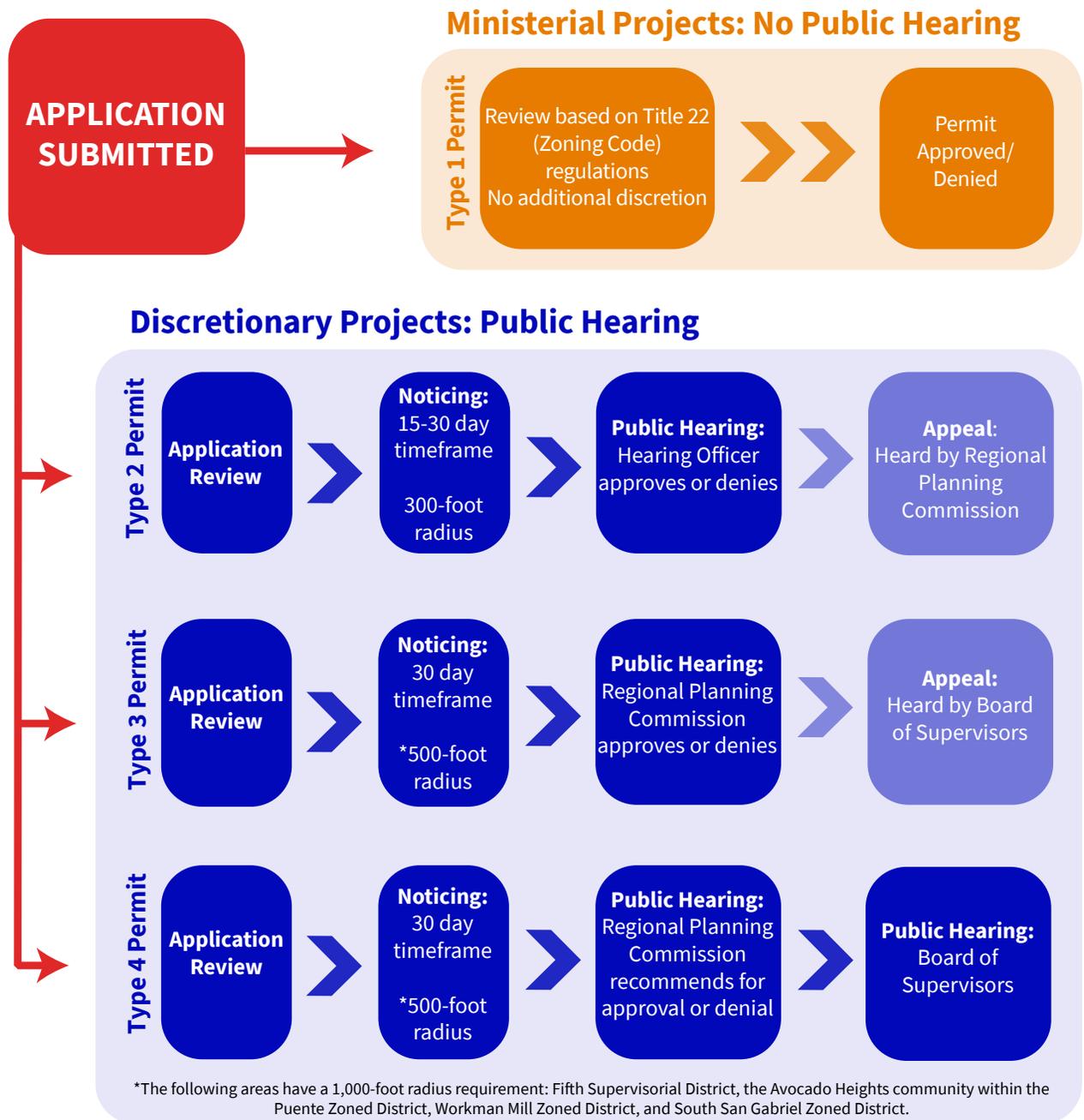


Figure 6. Permit Process

*See link for a map of these 1,000-foot radius noticing requirement communities: https://planning.lacounty.gov/assets/img/gis/agol/1K_Project_Radius_Noticing_Areas.pdf

Summary of Business Types Affected by the Green Zones Program in Green Zone Districts

Table 1 describes the types of land use or business affected by the adoption of the Green Zones Ordinance, and how affected businesses can come into compliance with the Green Zones Program.

	<u>Green Zone Districts (11 communities)</u>	<u>New Sensitive Uses (Countywide)</u>	<u>Recycling & Waste Mgmt (Countywide)</u>	<u>Storage Enclosures for Recycling and Solid Waste (Countywide)</u>
Impacted Uses	Existing and new industrial uses within 500ft of a sensitive use in Green Zone Districts	New dwelling units, schools, preschools, daycare, hospitals, shelters, parks, etc. (see Chapter 1, page 5), that locate adjacent to or adjoining legally-established industrial uses	New recycling and waste management uses identified or recategorized, including pallet yards, auto dismantling, scrap metal yards, organic waste – chipping and grinding, materials recovery facility (MRF), composting, etc.	All new non-residential and all residential with 4 or more units All expansion of existing non-residential or residential with 4 or more units
How will the use be impacted?	Certain industrial uses will be prohibited, certain uses will require a Conditional Use Permit (CUP) with additional development requirements. Other uses permitted with a Site Plan Review will require additional development standards. Some industrial uses are prohibited (see list in 22.84.020)	Additional development standards required to reduce impacts from nearby industrial uses	New permitting regulations and development standards	New storage regulations

Permit Type	Site Plan Review or CUP depending on use	Site Plan Review or CUP depending on use	Site Plan Review or CUP depending on use	Site Plan Review or CUP depending on use
Zoning Code Reference	Section 22.84	Section 22.130	Section 22.140	Section 22.128

Table 1. Business Types Affected By the Green Zones Program



Figure 7. Willowbrook/ Rosa Parks station

Development Standards for Existing, Legally-Established Industrial Businesses (Green Zone Districts)

For existing, legally-established industrial businesses located in the Green Zone Districts, new development standards and permitting requirements per Title 22, Section 22.84.030.C, will apply based on the time frames set out below. Any parcel that is subject to multiple time frames will be given the longer time frame to implement all improvements.*.

<u>Permitting and Structure/Improvement Required Date</u>	<u>3 Years</u>	<u>5 Years</u>	<u>7 Years</u>
Site Plan Review for uses up to 100 feet from a Sensitive Use	Installation of signage and landscaping without requirement for any other improvement	Installation of walls, surfacing, or specific standards for warehouses, along with any other improvements combined, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
Site Plan Review for uses between 101-500 feet from a Sensitive Use	N/A	Installation of any one or all improvements, including specific standards for warehouses, if new building enclosure is not required	Installation of building enclosure and any other improvements for SPR
Conditional Use Permits (CUP) or Minor Conditional Use Permit (MCUP) for uses up to 100 feet from a Sensitive Use	N/A	CUP or MCUP attainment and installation of any one or all improvements, including specific standards for warehouses, if new building enclosure is not required	Installation of building enclosure and any other improvements for CUPs or MCUPs
CUP or MCUP for uses between 101 and 500 feet from a sensitive use	N/A	CUP or MCUP attainment and specific standards for warehouses, if new building enclosure is not required.	Installation of all other requirements for CUPs

*Note: Section 22.84.030.E (Performance Standards for Specific Uses), shall apply to existing, legally-established uses at the time of the compliance schedule deadline for established use.

Table 2. Existing, Legally-Established uses for renewal of CUPs and/or Site Plans (Table 22.84.040-A)

For legally established businesses that have an existing, approved CUP or a complete application for a new CUP at the time of the Green Zones Ordinance adoption, the development standards in the ordinance will apply at the time the CUP expires. Renewal of the CUP will be contingent, in part, upon compliance with the Green Zones Ordinance requirements. (See Zoning Code Section 22.84.040-A.4).

Development Standards for New Sensitive Uses Near Industrial Uses (Countywide)

For new development defined as “sensitive use” in the updated Green Zones Ordinance, the following development standards will apply: setbacks and landscaping, construction of solid walls surrounding the development, additional landscaping around common open space, glazing of windows, balcony placement restrictions, and air filtration systems.

SETBACKS AND LANDSCAPING

- A landscaped setback of a minimum 15 feet in depth and a minimum 3 feet in height shall be provided along the adjoining property lines or street frontage that directly faces any portion of an existing industrial, recycling or solid waste uses, or vehicle-related use.
- All landscaping shall be non-invasive and drought-tolerant and include a mix of shrubs, trees, or vertical landscaping
- The landscaping shall be maintained in a healthy condition, with regular watering, pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary



Figure 8. Buffering Industrial Impacts



Figure 9. Buffering Standards

SOLID WALLS

- Solid walls shall be provided along the property lines or along required landscaping adjoining the applicable non-sensitive uses (industrial, recycling or solid waste uses, or vehicle-related uses, except for sales and rental) and shall have a uniform height of at least eight feet.



Figure 10. Walls/Fences in Industrial Site

OPEN SPACE

- Any common open space (park or green space that can be enjoyed by the public) shall be buffered from the adjacent facilities by a building, structure(s), or landscaping of a minimum of three feet in height. The landscaped buffer shall be a minimum of three feet in depth on the premise.

WINDOWS

- All windows in any buildings shall be double-glazed (double-paned).

BALCONIES

- Balconies shall be prohibited on the side of a building that faces an adjoining lot containing an existing industrial uses, recycling or solid waste uses, or vehicle-related uses, except for vehicle sales and rentals.

AIR FILTRATION

- Air filtration systems shall be provided in residential units and other rooms that are intended for human occupancy, as by Public Works Building and Safety Division and the California Air Resources Board. Air filtration compliance will be reviewed by Public Works.

Business Resources

To help businesses operate in compliance with the new GZ Program, the following section describes existing County programs to support business growth and improvement in Los Angeles County.

LOS ANGELES COUNTY PUBLIC WORKS (PW)

- Recycling Market Development Zone: Provides technical assistance, product marketing, and financial assistance to businesses that manufacture a recycled-content product or process materials for recycling. The program aims to fund new businesses, expand existing ones, create jobs, and divert waste from landfills.
 - More info: <https://dpw.lacounty.gov/epd/rmdz/>
 - Contact: (626) 300-2697
- Smart Business Recycling Program: Program provides free waste reduction consultations and educational outreach materials. The program offers resources to help businesses, multi-family properties, and schools in LA County unincorporated communities attain compliance with the Mandatory Commercial Recycling Law (AB 341), the Mandatory Commercial Organics Recycling Law (AB 1826), the Short-lived Climate Pollutants (SLCP): Organic Waste Reductions Regulations (SB 1383), and to support the County's Roadmap to a Sustainable Waste Management Future.
 - More info: <https://dpw.lacounty.gov/epd/sbr/>
 - Contact: (888) CLEAN LA

DEPARTMENT OF CONSUMER AND BUSINESS AFFAIRS (DCBA)

- Small Business Concierge Service: DCBA's Small Business Concierge can direct you to the right departments to obtain necessary permits, help locate funding for starting a business, provide business counseling and more.
 - More info: <https://dcba.lacounty.gov/concierge/>

- Contact: (844) 432-4900

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA)

- SMART Funding: Businesses can access capital with low-interest and customizable loan terms from \$25,000 to \$1.5 million.
 - More info: <https://wwwa.lacda.org/economicdevelopment/smart-funding>
 - Contact: (626) 586-1795
- BizHelp: Offers webinars and 1-on-1 counseling sessions for businesses in LA County to help prepare for post-COVID economy.
 - More info: <https://bizhelp.lacda.org/>
 - Contact: (626) 586-1550

COUNTY OF LOS ANGELES ECONOMIC DEVELOPMENT POLICY COMMITTEE

- Manufacturing Revolving Loan Fund: For small and medium sized businesses, providing below-market interest rates, flexible loan terms, and no prepayment penalty. \$100,000 maximum for businesses with at least two years in operation and \$100,000 to \$500,000 for businesses in existence for three or more years.
 - More info: <https://economicdevelopment.lacounty.gov/loan-programs-lac/#:~:text=The%20Manufacturing%20Revolving%20Loan%20Fund,terms%2C%20and%20no%20prepayment%20penalty>
- Tenant Improvement Loan Program (In Collaboration with Metro): For ground floor retail/commercial spaces in Transit Oriented Communities, providing low interest rates and flexible loan terms up to \$100,000.
 - More info: <https://economicdevelopment.lacounty.gov/loan-programs-lac/#:~:text=The%20Manufacturing%20Revolving%20Loan%20Fund,terms%2C%20and%20no%20prepayment%20penalty>

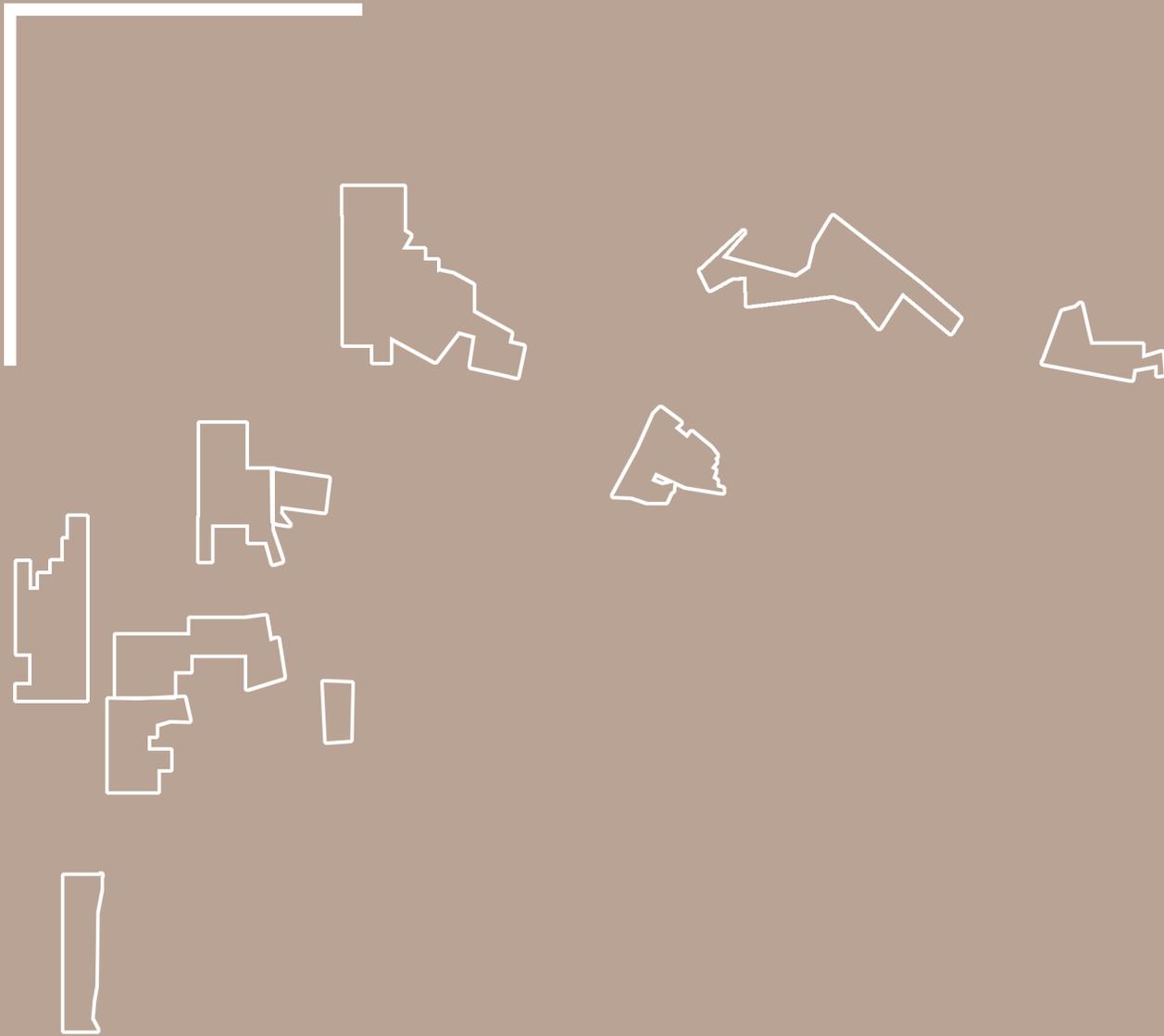
DEPARTMENT OF TOXIC SUBSTANCE CONTROL (DTSC - STATE AGENCY)

- Revolving Loan Fund: Provides below-market, low interest loans for cleanup of a hazardous substance or petroleum site where redevelopment or reuse is planned.

- More info: <https://dtsc.ca.gov/revolving-loan-fund-rlf-program/>
- Contact: (714) 484-5489

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (AQMD)

- Funding Information for Businesses: Information about funding opportunities for incentives and programs for businesses looking to upgrade equipment, vehicles, or infrastructure is available at: <http://www.aqmd.gov/home/programs/business/business-detail?title=vehicle-engine-upgrades>.
- General information: <http://www.aqmd.gov/>



GREEN ZONES PROGRAM

CHAPTER 3

Green Zones Program Monitoring



To ensure that the GZ Program continues to meet the objectives outlined in Chapter 1 of this guide, monitoring of program implementation is needed. Monitoring will also allow the County to improve collaboration with other County departments, public agencies, and community members vested in the program's success.

During the first years of the GZ Program implementation timeline, the following actions will be taken by DRP:

- 1) Establish Green Zones Implementation Team (GIT) to monitor compliance and implement enforcement. This may include other County departments and outside agencies such as AQMD.
- 2) Send out annual reminders of Green Zones Program compliance to affected businesses within the Green Zones communities between years 1-7. Conduct an annual “year-end” reporting meeting to the community (December), specifying actions completed by the GIT and any other relevant information to share publicly. Members of the GIT will be present to respond to questions from the community.
- 3) During Year 1 of the GZ Ordinance adoption, conduct at least two informational meetings with the public and businesses regarding GZ implementation and compliance process.
- 4) Between Years 2-7 after the GZ Ordinance adoption, conduct at least one informational meeting annually with the public and businesses regarding GZ implementation, compliance, and enforcement processes.

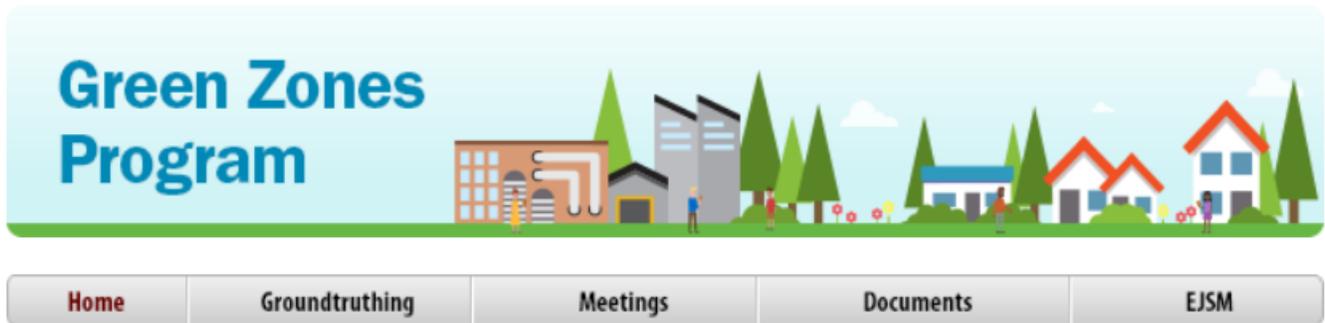
Reporting Requirements

GENERAL PLAN ANNUAL REPORT

The County is required to prepare a General Plan annual progress report on the status of General Plan implementation. The annual report is prepared by the Department and presented to the Regional Planning Commission and the Board of Supervisors. In addition to the annual report-out to the community, DRP will provide updates on the status of GZ Program implementation in the General Plan annual progress report.

GREEN ZONES PROGRAM WEBSITE

The Department will continue to update the GZ Program webpage (<http://planning.lacounty.gov/greenzones>) to provide information on project updates with the public.



Green Zones Program

Initiated by the [Board of Supervisors in 2015](#), the Green Zones Program seeks to enhance public health and land use compatibility in the unincorporated communities that bear a disproportionate pollution burden.

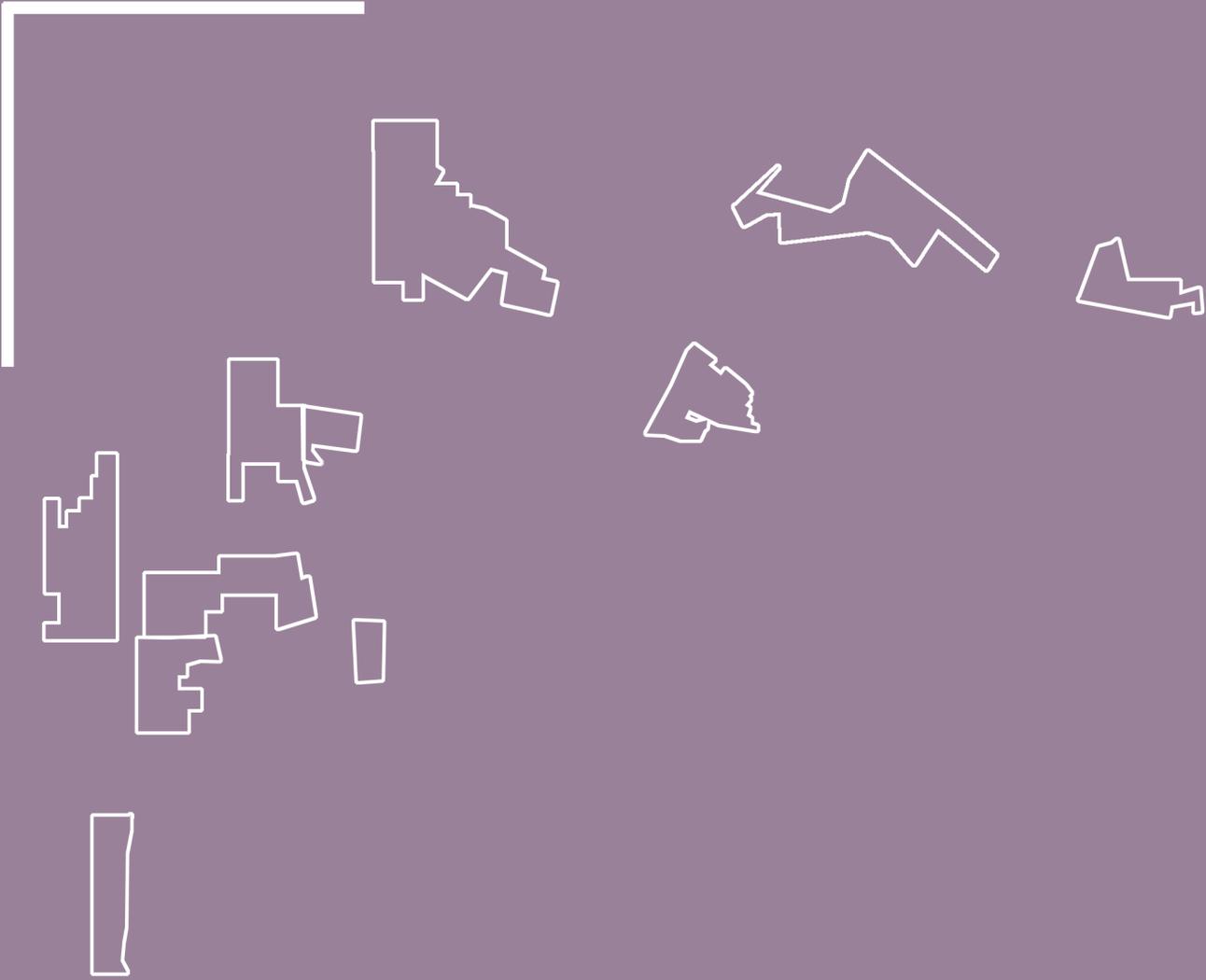
Updates

The County is currently drafting a final Environmental Impact Report (FEIR) for the Green Zones Program. A public hearing with the Regional Planning Commission is anticipated to take place in July 2021 and with the Board of Supervisors in September 2021. Updates will be provided with hearing dates as they become available. In the meantime, questions can be submitted via email to GreenZones@planning.lacounty.gov. Visit the “Documents” tab to review project related materials.

Green Zones Program Framework

Environmental Justice is a broad issue that touches upon various aspects of land use planning. A key concept in EJ is transparency and community engagement in the process. In order to create implementable and effective planning tools, the Green Zones Program employs data-driven approach and robust stakeholder outreach strategy. It consists of the following components:

Figure 11. Green Zones Program Coordination



CHAPTER 4

Implementation Resources



After adoption of the Green Zones Ordinance, DRP will begin the process of assisting property owners and businesses in complying with the provisions of the ordinance.

Implementation and Interpretation

Existing Assessor's parcel information and zoning data were gathered to determine land uses/businesses affected by the adoption of the Green Zones Ordinance. A pilot area may be established to focus resources on areas of priority. This research will determine a list of properties with businesses that may need to make changes to their properties to come into compliance with the Green Zones ordinance. Further field inspections will be required to validate the property research. At least a year prior to the deadline for compliance, DRP will send a notice to affected property owners alerting them of what they need to come into compliance with.

Staff will conduct field inspections to determine compliance and whether to initiate the zoning enforcement process in order to bring properties in compliance with the Green Zones Program. Through the zoning enforcement procedures, the County provides a due process for businesses to come into voluntary compliance with County Code. DRP may work with other County departments and environmental regulatory agencies to determine business compliance.

Agency Coordination

DRP is responsible for permitting and enforcing new and existing industrial businesses for land use compatibility in the unincorporated area. As a part of permitting any land use, the department may consult with other County or State agencies to determine whether a use is appropriate, especially when the use is subject to a discretionary permit. Figure 12 includes a list of public agencies involved in permitting industrial businesses subject

to the Green Zones Program and the kinds of permits they are responsible for reviewing. DRP routinely consults with these agencies when projects require review for any of the permit types listed.



Figure 12. Agency Oversight Areas

South Coast Air Quality Management District (SCAQMD)

Organization's Function: The SCAQMD is the regulatory agency responsible for improving air quality for large areas of Los Angeles, Orange County, Riverside and San Bernardino counties, including the Coachella Valley.

SCAQMD's Green Zones Role: State law AB 617 mandated the South Coast AQMD to develop and implement local pollution emissions reductions in environmental justice (EJ) communities in partnership with residents and stakeholders. The AB 617 program invests new resources and focuses on improving air quality in EJ communities. South Coast AQMD has developed Community Emissions Reduction Plans (CERPs) to address the air quality priorities in EJ communities such as the unincorporated communities of East Los Angeles and Florence-Firestone. The CERPs for these communities include actions that require collaboration with land-use agencies such as DRP. The actions are consistent with the goals of the Green Zones Program to reduce emissions and exposure and include the following actions:

- a) Explore possibility of and work with land-use agencies to institute a cross-check program to ensure that operating equipment in industrial facilities within Green Zone Districts have the necessary SCAQMD;
- b) Work with the city or the county to evaluate potential designated truck routes away from sensitive receptors and identify resources to enforce these routes;
- c) Determine locations for the placement of signage regarding filing complaints about truck idling;
- d) Conduct outreach to metal processing facilities on required South Coast AQMD rules and permits and best management practices; and
- e) Conduct mobile air monitoring measurements in the community, including around metal processing and near industrial facilities of elevated risk.

Contact: South Coast Air Quality Management District:

Website: <http://www.aqmd.gov/home>, Phone: (909) 396-2000

Los Angeles County Certified Unified Program Agency (CUPA)

Organization Function: Managed by the Los Angeles County Fire Department Health Hazardous Materials Division.

Green Zones Role: The CUPA reviews cases that produce or store hazardous waste (such as automobile fluid found at auto dismantling sites) to ensure that handling of the waste is done properly, being that the materials can be flammable. Sites that require more in-depth DRP review (e.g. heavy industrial sites with hazardous waste) are usually reviewed by the CUPA. Through the implementation of the Green Zones Ordinance, the CUPA help monitor and track sites.

Contact: LA CUPA:

Website: <https://fire.lacounty.gov/cupa-programs/>, Phone: (800) 544-6861

Los Angeles County Public Works (PW), Land Development Division and Building and Safety Division

Organization Function: Oversees the design, implementation and maintenance of public infrastructure projects as well as private development.

Green Zones Role: Within Public Works, there are two divisions that are often consulted as part of the permit review process. The Land Development Division reviews site plans based on County code (e.g. Building Code, Plumbing Code, etc.) and provides clearance for hearings. Through this review, staff assesses stormwater management, curb cuts, street trees and road dedications/easements. The second division that is consulted with is Building and Safety. After permits are approved, applicants then go to Building and Safety when they are ready to construct and grade. Through the implementation of the Green Zones Ordinance, PW will help monitor and track sites.

Contact:

LA County PW, Land Development Division:

Website: <https://dpw.lacounty.gov/ldd/web/>, Phone: (626) 458-4921

LA County PW, Building and Safety:

Website: <https://dpw.lacounty.gov/building-and-safety/>, Phone: (626) 458-3173

LA County Department of Public Health (DPH)

Organization Function: Oversees health programs to protect health and promote well-being for the largest county in the United States.

Green Zones Role: DPH reviews applications to monitor access to water and sewage (they also consider if water access is private or public). In addition, DPH also determine consistency with noise requirements, especially around sensitive uses. The Lead Enforcement Agency portion of DPH reviews permits for projects that might involve waste management, including projects that may contain recycling or organic material. Through the implementation of the Green Zones Ordinance, DPH will also help monitor and track sites.

Contact: LA County DPH, Environmental Health:

Website: <http://www.publichealth.lacounty.gov/eh/index.htm>, Phone: (888) 700-9995

The following public agencies may also play a role, although they are only consulted on an as needed basis:

- California Department of Motor Vehicles
- California Bureau of Automotive Repair
- California Environmental Protection Department
- California Department of Toxic Substance Control
- Los Angeles County Treasurer and Tax Collector