

August 13, 2024

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

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

2 August 13, 2024


EDWARD YEN
EXECUTIVE OFFICER

**PROJECT NO. PRJ2021-001849-(1)
CONDITIONAL USE PERMIT NO. RPPL2021004983
APPLICANT: CONSOLIDATED DISPOSAL SERVICES
PROJECT LOCATION: 1512 NORTH BONNIE BEACH PLACE
METRO PLANNING AREA
(FIRST SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

This item is an appeal of the Regional Planning Commission's (Commission) decision to deny a Conditional Use Permit (CUP) authorizing the continued use, operation, and maintenance of an existing recycling and trash transfer station (Project), located at 1512 North Bonnie Beach Place in the unincorporated East Los Angeles community (Project Site). The Commission unanimously denied the CUP on February 28, 2024. The Project applicant's attorney, Thomas Bruen (Appellant), timely appealed the Project's denial on March 11, 2024.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Close the public hearing for Project No. PRJ2021-001849-(1), consisting of CUP No. RPPL2021004983.
2. Find that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) for the reasons stated in this Board letter and in the record of the Project.
3. Indicate its intent to deny the appeal of the Commission's decision and to uphold the Commission's denial of the Project and instruct County Counsel to prepare the necessary findings to uphold the Commission's denial of the Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Appellant raised the following issues and requested the following as part of the appeal:

- a. That a Vehicles Miles Traveled (VMT) analysis be conducted if the East Los Angeles Republic Transfer Station (ELARTS) is closed.
- b. That the Department of Regional Planning (Department) Staff (Staff) consider how operational measures or structural improvements can mitigate odor and noise impacts to allow ELARTS to continue to operate.
- c. That scientific or objective data be collected to verify the alleged odor and noise complaints.
- d. That the community outreach comprising of the door-to-door survey conducted by Staff not be utilized to determine the findings because the survey was flawed and unreliable.
- e. That the Vision City Terrace community group may have had access to the draft Staff recommendation ahead of time and was therefore given an unfair advantage.

The Appellant claims that closure of ELARTS will result in an increase to VMT because trucks will have to travel further distances to consolidate waste at other transfer stations, thereby increasing the amount of greenhouse gas emissions annually. Staff, in consultation with the Department of Public Works, confirmed the existence of seven other recycling and trash transfer stations not owned by the applicant within a five-mile radius from the Project Site with capacity to accept waste. A VMT analysis is not required for this Project because Staff is recommending denial of the Project, and such action qualifies for a Statutory Exemption (Projects Which Are Disapproved) pursuant to CEQA and the County's environmental guidelines.

The Appellant claims additional operational measures or structural improvements to the Project Site can mitigate odor and noise impacts. Staff disagrees. Even with operational or structural improvements to the existing building, taller perimeter walls or additional landscaping, the recycling and trash transfer station will continue to impact nearby sensitive uses and be a nuisance activity by virtue of its location and the nature of its business. The Project Site is surrounded by local streets with no direct access to larger surface streets; all inbound and outbound trucks must circulate on local streets that primarily serve residential uses to access the recycling and trash transfer station.

Public Right of Way	Type	Width
Knowles Avenue	Local Street	50 feet
Bonnie Beach Place	Local Street	60 feet
Whiteside Street	Local Street	60 feet
Medford Street	Secondary Highway	80 feet
Herbert Avenue	Secondary Highway	80 feet

There are no physical land use buffers such as a freeway, a major or secondary highway, a body of water, a park, or other infrastructure to effectively buffer the noise generated by the Project's operations instead, the Project Site's only buffers are local streets (Bonnie Beach Place, Whiteside Street, and Knowles Avenue) that are only 50-to-60-feet wide, as noted in the chart above. Noise is an intrusion into the daily life of residents and businesses adjacent to the recycling and trash transfer station. These issues will remain regardless of additional operational or structural improvements.

Residents testified that noise from the rumbling, tipping, engine revving, and beeping of trucks entering and exiting the recycling and trash transfer station occurs nearly continuously throughout the day, Monday through Saturday. Residents also testified that truck traffic causes their windows to vibrate and their dwelling units to tremble as trucks continuously travel along local streets to get to the Project Site. Trucks are intrinsic to the operation of the recycling and trash transfer station at this location; therefore, potential structural changes will not change access to the recycling and trash transfer station, nor diminish the operation's negative impacts related to noise and vibration.

Staff also points to prior operational measures incorporated into past CUPs granted to the applicant that have proven inadequate and ineffective in addressing and mitigating adverse impacts related to odors. For example, previously issued CUP 00-145 required a perimeter deodorizer mister system to be installed and an odor controlling chemical to be sprayed automatically and continuously. The applicant complied with that condition; however, more than 20 years after the deodorizer mister system was installed, the odor impacts continue to persist. Although the facility is required to keep the doors closed unless a truck is entering or exiting to reduce odor and noise, residents testified that the facility's doors were opened most of the time during operating hours due to the volume of truck traffic. Complaints submitted to the South Coast Air Quality Management District (AQMD) indicate that the Project is not compatible with surrounding land uses due to adverse impacts related to odors. Numerous complaints have been submitted to AQMD, as follows:

Year	Complaints
2019	1
2020	3
2021	9
2022	90
2023	73

Generally, AQMD inspectors require a minimum of six separate complaints to issue a Notice of Violation (NOV). Additionally, since odors are not always constant and are influenced by weather, it is not uncommon that by the time AQMD inspectors visit a site, odors have often dissipated or changed direction based on wind patterns. AQMD inspectors issued one NOV in 2022 despite receiving 90 odor complaints in the same year. Given the high number of odor complaints to AQMD the Project is unable to satisfy County Code Section 22.158.060.A.7,

which requires conditions of approval regulate nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation. Therefore, physical and/or operational measures cannot be incorporated into this CUP's conditions of approval to effectively address and mitigate these impacts due to the location and size of the Project.

On June 9, 2010, the applicant applied for CUP No. 201000073, to increase the capacity of the recycling and trash transfer station from 700 Tons Per Day (TPD) to 1,500 TPD of mixed municipal solid waste and recyclables. The applicant withdrew CUP No. 201000073 on November 3, 2015, after the public hearing before the Commission was continued four times to address concerns raised by neighboring residents and business owners related to foul odors, noise impacts, and alleged failure to comply with the conditions of the previously issued CUP 00-145. The applicant has been aware of neighborhood complaints regarding these long-standing concerns since at least 2015, yet they did not propose operational or structural changes to the operation until the Commission's most recent hearing to deny the current request.

The Appellant claims a lack of scientific or objective data to support the alleged odor and noise complaints. Staff disputes this allegation. For example, staff utilized the CalEnviroScreen 4.0 Dashboard to inform its recommendation, which is a science-based screening tool that demonstrates, from a geospatial perspective, the communities most affected by pollution ([CalEnviroScreen Report](#)). The tool uses scientific data and socio-economic factors to show a direct, persistent relationship between exposure to environmental burdens and socio-economic and health vulnerabilities affecting largely, and at times almost exclusively, communities of color. Census Tract No. 5307, where the Project Site is located, consists of 94.9% people of color. 91.2% of these people of color identified as Hispanic or Latino. The census tract is in the 99th percentile of the CalEnviroScreen pollution score and is in the 98th percentile of the CalEnviroScreen overall score pursuant to the County's Equity Indicators Report which is attached as Exhibit K (Attachment 7). The CalEnviroScreen overall score is inclusive of the pollution score. The higher the percentile, the greater the pollution burden for the census tract.

The 99th percentile of the CalEnviroScreen pollution burden score and the 98th percentile of the CalEnviroScreen overall score represent the most egregious levels of exposure to ozone concentrations in the air, particulate matter concentrations in the air, diesel particulate matter emissions, toxic releases from facilities, traffic, drinking water contaminants, and lead exposure in homes when compared to all 8,035 census tracts statewide. This publicly available mapping tool was groundbreaking when it was unveiled a decade ago and has become the gold standard for analyzing a community's pollution burden. While this mapping tool was not available when the applicant was seeking a previous CUP between 2010 and 2015, it is now readily available and used frequently by Staff when crafting recommendations for CUPs.

Staff also utilized the County's Equity Indicators Report which is generated from LA County Planning's web-based Equity Indicators Geographic Information System. The Equity Indicators Report aims to leverage data and technology to strengthen Countywide efforts towards spatial

justice. Spatial justice is the concept that social justice is linked to physical space. This concept recognizes that injustices occur when the geographical location of a project discriminates against a group of people.¹ Besides the high pollution concentrations, the Equity Indicators Report indicates that the census tract has a “Very High” need for parks and open space pursuant to the Parks Needs Assessment, conducted by the LA County Department of Parks and Recreation. The California Tax Credit Allocation Committee Opportunity Area Map has designated the census tract as “High Segregation and Poverty.” This map identifies areas that meet standards for both concentrated poverty (defined as 30% of the population below the federal poverty line) and racial segregation (overrepresentation of people of color relative to the county). Based on the Project’s core business as a waste disposal transfer facility, it is realistic to conclude that odor and noise impacts will occur, which is why this type of land use is subject to a CUP and not a by-right land use. Staff used objective, scientific data to demonstrate that the Project’s operations, due to its proximity to residential land uses, significantly contributes to a disproportionate impact in this community and should not continue in this location.

Additionally, the applicant had an opportunity to conduct their own scientific and objective analysis between 2010 and 2015 when the public hearing regarding their previous CUP request was continued by the Commission four separate times due to odor impacts, and the CUP request eventually withdrawn. They also had the opportunity to conduct their own scientific and objective analysis between 2021 and 2024 when their current CUP request was being processed. It should be noted that the facility does not have any equipment requiring permits from AQMD, which limits AQMD's enforcement role. AQMD inspectors that respond to complaints are not equipped with any testing tools or monitoring equipment because the human nose is most sensitive and is therefore, more effective than tools. The “Odor Management Plan” maintained onsite as required by AQMD is a log of odor complaints which tracks who called to complain about odor and when they called. It doesn’t require the recycling and trash transfer station to install air quality monitoring equipment onsite or conduct any other periodic air quality testing, again because the facility is not subject to AQMD permits.

Lastly, the Department’s position on the locational criteria for certain land uses has evolved as the planning profession has likewise evolved. Historically, the planning profession has relied on subject matter experts to assess impacts from projects as required by CEQA. Such analyses are arguably incomplete in some instances, as they do not meaningfully consider individual lived experiences from populations and communities most impacted by the local cause of pollution. Environmental Justice requires meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental land use decisions². Nor does CEQA address land use patterns born from institutional racism that disproportionately burdened certain communities with pollution for generations, as is the case

¹ Soja, E. (2009) The city and spatial justice. *Spatial justice*, n° 01 September 2009, <http://www.jssi.org>

² California Government Code § 65040.12(e)(2) “Environmental justice” includes, but is not limited to, all of the following: (A) The availability of a healthy environment for all people. (B) The deterrence, reduction, and elimination of pollution burdens for populations and communities experiencing the adverse effects of that pollution, so that the effects of the pollution are not disproportionately borne by those populations and communities. (C) Governmental entities engaging and providing technical assistance to populations and communities most impacted by pollution to promote their meaningful participation in all phases of the environmental and land use decision making process. (D) At a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions.

here. The testimony of local community members and facts presented to the Commission illustrate the incompatible nature of the recycling and trash transfer station at the Project Site, supporting the Commission's denial of the CUP. Furthermore, the testimony and facts considered within the Board of Supervisors' (Board) directives to ensure safe, equitable and sustainable communities and the State's promotion of environmental justice through local land use planning, support the Department's position that the Project is a nuisance to the community's health, safety, and welfare, and the Department's recommendation to deny the appeal.

Related to community outreach, the Appellant alleges that the community outreach conducted by Staff via the door-to-door survey was flawed, biased and unreliable. Four Spanish-speaking Staff members conducted door-to-door outreach to 72 residential dwelling units within a 500-foot radius of the Project Site, plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street, for a total of 77 dwelling units. Staff also conducted outreach to 17 non-residential properties and made contact with 20 different employees from nearby businesses.

The survey included six questions -- five questions regarding odors, noise, dust, traffic, and visual impacts, and one open-ended question regarding how the County could serve residents better. The survey was printed in English and Spanish. Staff completed 33 surveys onsite at the residential properties and 20 surveys onsite at the non-residential properties. Staff left the remaining surveys for the residential properties on the gates or doors when direct contact could not be made. Residents could drop off their completed surveys at the City Terrace Library, submit their completed surveys via email, or submit their completed surveys by taking a picture of it with a smart phone, tablet, or other device, and submit the picture via text. The deadline to complete the survey was May 31, 2022. 41 surveys were received out of the 77 surveys distributed to the residential properties.

The Department disputes the allegation that the surveys were flawed, biased and unreliable. Rather, the survey questions directly addressed the findings for a CUP required by County Code Section 22.158.050 (Findings and Decision) to determine impacts from the Project Site. Respondents voluntarily participated in their preferred language and Staff translated the responses onto the survey forms in the presence of the respondents. Staff then analyzed the survey responses to address the required findings, which are as follows:

The requested use at the location proposed will not:

- Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

- Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

Staff also disputes the Appellant's claim that the residents or members of the Vision City Terrace community group had access to draft staff reports. Staff did not share any drafts of any of the materials in the hearing package with any members of the public. All hearing package materials became available on the same day and time to all parties when they were posted online. Instead, residents participated at the public hearing and shared their lived experiences.

Several residents testified that they are embarrassed to have visitors to their homes for a barbeque, and that they cannot open doors and windows or play with their own children outdoors because the foul odors are persistent and unpredictable. Residents testified that they fear for their health and the overall well being of the many multigenerational households in City Terrace due to the air quality and constant daily truck traffic traveling on local streets. Others testified that they cannot remember a childhood without the foul odors. Residents stated that they recall the distinct smell of trash while walking to school or to the ice cream shop as children. Some residents testified that the deodorizer misters spew other unknown chemicals into the air, that the metal roll up doors facing dwelling units are left open consistently throughout the day, and that their homes shake when the trucks tip to unload trash. Lastly, any complaints submitted to AQMD have not made a difference to mitigate the foul odors. All the residents who testified opposed the Project.

Implementation of Strategic Plan Goals

The denial of the Project supports the County's Strategic Plan North Star 2 – Foster Vibrant and Resilient Communities, Focus Area D – Sustainability, Strategy 1 – Climate Health and Strategy 4 – Environmental Justice. Unincorporated East Los Angeles is a community that disproportionately bears a burden from stationary sources of pollution due to incompatible or nuisance land uses. As stated earlier, the planning profession and the Department are evolving to evaluate past land use actions and approvals to address historic racial inequalities with an eye towards better compatibility of land uses. Census Tract No. 5307, where the Project Site is located, consists of 94.9% people of color. 91.2% of these people of color identified as Hispanic or Latino. The census tract is in the 99th percentile of the CalEnviroScreen pollution score and is in the 98th percentile of the CalEnviroScreen overall score pursuant to the County's Equity Indicators Report which is attached as Exhibit K (Attachment 7).

The Project's location does not support environmental justice due to its relatively small lot size and inadequate buffers compared to similar land uses located in the County, many of which are located in communities that are not as disproportionately burdened by multiple sources of pollution as the community surrounding the Project Site. Staff analyzed 24 other recycling and trash transfer stations in the County not owned by the applicant and determined that the Project Site is amongst the smallest sites for this type of land use. This small lot size precludes the Project from being adequately separated and buffered from surrounding land uses, whereas larger lot sizes allow for greater separation and buffering between the similar facilities and their

adjacent land uses. When staff compared the Project to similar facilities that have residential uses within a 500-foot radius, regardless of the lot size, Staff determined that the majority of other facilities have physical buffers that are non-existent for this Project Site. The other facilities are buffered by freeways, a flood control basin, railroads, a large nursery, electrical transmission tower corridors maintained by the City of Los Angeles Department of Water and Power or Southern California Edison, and other industrial buildings. These physical buffers can reduce potential adverse impacts to the surrounding residents and businesses, such as those related to odors, noise, traffic, and aesthetic impacts. Instead, the Project is only separated from residential uses by a 60-foot-wide local street.

FISCAL IMPACT/FINANCING

The County may be subject to litigation whether the appeal is approved or denied. It is unknown at this time what the potential fiscal impact would be to the Department, which will have to bear the cost of defending the Board's decision. Any temporary disruptions to the Project if the appeal is denied and the Project is required to close will be incurred by the applicant.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A duly noticed public hearing was held before the Commission on February 28, 2024. Commissioners Hastings and O'Connor announced for the record that they received emails from the applicant's representative requesting a meeting. The Commissioners did not respond to their request. The Commission heard a presentation from Staff and watched a drone video comparing the Project's lack of physical buffers to similar recycling and trash transfer stations in Culver City and Santa Monica. Commissioner Duarte-White asked Staff to clarify if the applicant addressed the Notices to Comply and the NOV from AQMD. Staff responded that they did. Notices were issued in 2023, 2022, and 2015 and the cases were closed out each time. Commissioner Duarte-White stated that she recalled odors were the primary complaint in 2015 when the applicant requested to expand tonnage capacity at the Project Site. The 2015 public hearing was continued four separate times and eventually the applicant withdrew their application.

The applicant's team was provided 15 minutes to provide testimony. The Commissioners also heard testimony from representatives of the applicant. The applicant testified that they were surprised that Staff recommended denial of the CUP, that they believe physical buffering is possible, that the community does not appreciate door-to-door outreach, that odor complaints to AQMD were likely because the Project is next to a food processing facility, that closure of the facility would lead to the loss of seven union jobs, and that the survey conducted by staff was flawed. The applicant testified that the Project's purpose is to reduce the amount of traffic on the highways because it allows multiple local collection trucks to consolidate waste into one truck, which reduces the number of truck trips to the final destination landfill and therefore results in less VMT overall. The applicant asked for a continuance to explore mitigation measures such as retrofitting the building.

The Commission heard testimony from 16 residents opposing the Project due to persistent foul odors, noise, traffic and negative impacts to quality of life and overall health. Residents testified they were often unable to hold gatherings or play with their children outdoors because the odors from the Project were strong, unpredictable and persistent. Residents testified they often avoid opening windows and doors, that their sleep was interrupted by the persistent foul odors, that there are several multigenerational households with ill elderly people and children within the 500-foot radius of the Project Site, that the trash odor is very distinct, that there is no confusion with a nearby food manufacturer that produces fruity smells, that complaint submissions to AQMD are ineffective, and that the community is disproportionately burdened by multiple sources of air pollution.

A motion was made by Commissioner Duarte-White and seconded by Commissioner Moon that the Commission close the public hearing and find that the Project is statutorily exempt pursuant to state and local CEQA guidelines. The motion passed unanimously.

A motion was made by Commissioner Duarte-White and seconded by Commissioner Moon that the Commission deny CUP No. RPPL2021004983 subject to the findings. The motion passed unanimously, thereby denying the CUP application and the Project.

ENVIRONMENTAL DOCUMENTATION

The Department continues to recommend denial of the CUP to the Board. The proposed recycling and trash transfer station is not compatible with land use in this specific location due to existing adverse impacts on the surrounding residences and businesses. Therefore, staff recommends that this Project qualifies for a Statutory Exemption (Projects Which Are Disapproved) from CEQA in accordance with Public Resources Code section 21000, et seq., State CEQA Guidelines section 15270, and the Environmental Document Reporting Procedures and Guidelines for the County, because staff recommended denial of the proposed Project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Denial of the CUP for the recycling and trash transfer station would likely have temporary impacts on waste haulers utilizing the facility as they identify new locations to which materials would be taken, develop new truck routes, and evaluate operational changes with respect to equipment and personnel. The unincorporated community of East Los Angeles currently receives waste collection services through the Belvedere Garbage Disposal District. Republic Services is the current contract waste hauler for this service area. In late 2024, waste collection services will be transferring from Republic Services to Valley Vista Services. Valley Vista will be taking material to their Grand Central Recycling and Transfer Station as well as the County Sanitation Districts Puente Hills Materials Recovery Facility.

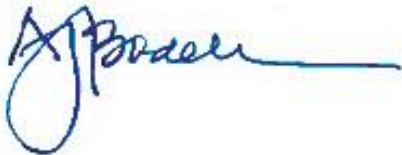
There are seven additional facilities within a five-mile radius of ELARTS that have capacity to accept waste. They are:

- Central LA Recycling and Transfer Station
- Downtown Diversion
- Innovative Waste Control
- City Terrace Recycling and Transfer Station
- Angelus Western Paper Fibers, Inc
- CWS DTLA Material Recovery Facility and Transfer Station
- Universal Waste Systems Inc Direct Transfer Facility

American Waste Transfer Station, which is also owned by Republic Services, has available capacity but is outside the five-mile radius of ELARTS.

For further information, please contact Elsa M. Rodriguez of the Metro Development Services Section at (213) 262-1407 or erodriguez@planning.lacounty.gov.

Respectfully submitted,



AMY J. BODEK, AICP
Director of Regional Planning

AJB:ST:CS:EMR:lm

Attachments:

1. Project Appeal Form
2. Findings and Conditions
3. Commission Staff Reports
4. Correspondence
5. Site Plans
6. Environmental Determination
7. Exhibit K County Equity Indicators Report

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

APPLICANT

Date March 11, 2024

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT
NO./CUP NO.: PRJ 2021-001849(1) / RPPL2021004983

APPLICANT: Consolidated Disposal Service, L.L.C.

LOCATION: 1512 North Bonnie Beach Place, East Los Angeles, 90063

Zoned District: M-2 (Heavy Industrial)

Related zoning matters: N/A

CUP(s) or VARIANCE No.

Change of Zone Case No.

Other

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order, made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. (Appeal fees subject to change). Contact the Zoning section of the Board of Supervisors for more information: (213) 974-1426.

This is to appeal: (Check one)

XXX The Denial of this request **\$11,362*** OR

2 or less conditions of the Project to be listed below: **\$987.00***

*For Subdivisions \$260.00 of this amount is to cover the cost of the hearing by the Board of Supervisors

Briefly, explain the reason for this appeal (attach additional information if necessary):

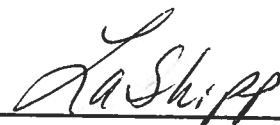
Applicant Consolidated Disposal Service, L.L.C. ("CDS") appeals the decision of the Regional Planning Commission to deny CDS's application for renewal of its Conditional Use Permit for the East Los Angeles Recycling and Transfer Station ("ELARTS"), located at 1512 North Bonnie Beach Place in East Los Angeles. This facility is a necessary element of the County's solid waste collection and management system. Its closure will result in significant environmental impacts, generating between 775,852 and 1,165,091 additional heavy truck miles (truck VMT) annually, emitting an additional 1,050 to 1,590 metric tons of greenhouse gases annually, and causing other air emissions and increased traffic congestion. Its closure will lead to significant increases in the cost to residents and businesses of solid waste and recyclable materials collection and disposal.

ELARTS is an critical public/private facility. It is an important part of the County Integrated Waste Management Plan and is included in many other municipal plans and solid waste management contracts. The proposed closure of this facility should have been analyzed pursuant to the California Environmental Quality Act ("CEQA")—but the staff report did not consider the consequences of facility closure. The staff report also did not consider that claimed odor and noise impacts from ELARTS could have been mitigated if these impacts had been objectively measured and verified, neither of which occurred. The basis for this appeal is more fully explained in the attached letter from Thomas Bruen, counsel for CDS, the accompanying report of D. Edwards, Inc., and the declarations of Ken Thomson and LaShanda Shipp—all of which were presented to the Regional Planning Commission. Therefore, the grounds for this appeal include that the Commission's decision was not in accord with the purposes of Title 22 of the County Code; the record contained inaccurate and incomplete information, especially regarding alleged odor impacts and the claim in the staff report that these impacts could not be mitigated by changes in the facility; the decision was in error and represented an abuse of discretion; and the record before the Commission as a whole does not support the decision. Further, the decision was made in violation of the requirements of CEQA.

Consolidated Disposal Service LLC

(Signed)

Appellant



By La Shanda Shipp - General Manager

Print Name

1512 N. Bonnie Beach Place

Street Address

Los Angeles, 90063

City/Zip

323-217-7142

Day Time Telephone Number

LShipp@republicservices.com

E-mail Address

S:2021AOZ Section Forms\Appeal\Applicant.doc

COPY

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THOMAS M. BRUEN
ERIK A. REINERTSON
(Of Counsel)

TELEPHONE: (925) 708-4149
TBRUEN@TBSGLAW.COM

March 7, 2024

VIA PERSONAL DELIVERY

Clerk
Board of Supervisors
Los Angeles County
500 West Temple Street
Los Angeles, CA 90012

RE: Appeal of Consolidated Disposal Service, LLC to Board of Supervisors.
(PRJ 2021-001849(1) / RPPL2021004983)

Dear Clerk:

Our firm is counsel to Consolidated Disposal Service, L.L.C. ("CDS"). Attached please find CDS's appeal from the Regional Planning Commission's decision to deny CDS's application for renewal of its use permit at the East LA Recycling and Transfer Station (ELARTS). Per my discussion with the clerk of the Board of Supervisors on March 7th, we have enclosed our firm's check for the new appeal fee effective as of March 1, 2024 in the amount of \$11,362.00.

Please provide our company representative with a filed stamped copy of our appeal.
Thank you.

Sincerely,



Thomas M. Bruen

THOMAS M. BRUEN
ERIK A. REINERTSON
(Of Counsel)

LAW OFFICES OF
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TELEPHONE: (925) 708-4149
TBRUEN@TBSGLAW.COM

February 26, 2024

To the Honorable Chairman and Members of the
Los Angeles County Regional Planning Commission

RE: CUP Renewal Application of Consolidated Disposal Service for the East Los Angeles Recovery and Transfer Station (RPPL2021004983).

Our law firm represents Consolidated Disposal Service, L.L.C. (“CDS”).

CDS respectfully submits this response in opposition to the Staff Report of February 15, 2024, which report recommends the denial of CDS’s application for renewal of the Conditional Use Permit for operation of the East Los Angeles Recovery and Transfer Station (“ELARTS”).

CDS believes the Staff Report presents the Planning Commission with an incomplete and biased analysis of the applicant’s CUP renewal application. The Commission should continue this matter for further consideration once a complete and objective analysis has been performed, and conditions for the renewal of the use permit for ELARTS are fairly considered. CDS’s response is based on this letter, the attached Report of D. Edwards, Inc., the declarations of Ken Thomson and LaShanda Shipp, and the letter of Adam Probolsky. CDS also welcomes the opportunity to address the Planning Commission at its February 28, 2024, meeting.

Introduction.

ELARTS is vital to the Los Angeles County municipal waste collection and disposal system. It has operated for over thirty-five years, receiving and trans-loading municipal solid waste, including solid waste, recyclables, and organics (green waste), collected by collection trucks serving the eastside Los Angeles county region, twenty six cities including Los Angeles, Alhambra, Altadena, Arcadia, Burbank, Commerce, El Monte, Glendale, Huntington Park, Irwindale, La Canada/Flintridge, La Habra, Los Alamitos, Monrovia, Montebello, Monterey Park, Pasadena, Rosemead, Rossmore, San Gabriel, San Marino, South Pasadena, Sun Valley, Vernon and Whittier, and the unincorporated areas of East Los Angeles, La Crescenta and Montrose.

Without any analysis of the regional implications, and reliance on faulty data, the Staff Report recommends shutting down this integral part of the County solid waste system, thereby displacing union workers, **creating between 775,852 and 1,165,091 additional heavy truck miles (truck VMT) annually, emitting an additional 1,050 to 1,590 metric tons of greenhouse gases annually**, and adding other air pollutants in the local community— all based on the false assumptions that alleged odor and noise impacts from ELARTS are both (a) severe and (b) cannot

be mitigated. Not only does the staff recommendation violate the California Environmental Quality Act, but it flies in the face of the Climate Action policies adopted by the California Legislature in SB 753 and the County Public Works CEQA guidelines that call for the reduction rather than the increase of VMT.

It is important not to lose sight of the fact that a solid waste transfer station such as ELARTS is a traffic mitigation measure. These facilities serve a vital public need. ELARTS receives, on average, 111 collection vehicles each day and trans-loads their payloads into an average of 28 larger transfer vans that transport waste and recyclables to more distant landfills and processing facilities. Thus, closing a transfer station eliminates this valuable traffic mitigation measure and will significantly increase VMT and the resulting air emissions with more heavy truck traffic throughout other communities in the Los Angeles region.

Moreover, because ELARTS receives waste from the local community, including public customers and small business “self-haulers,” ELARTS is a cure and not a cause of illegal dumping. ELARTS offers a local alternative to illegal dumping, which will likely soar if ELARTS is closed. Thus, the closure of ELARTS will have significant, adverse health and safety impacts on the local community, and cause blight in the area, which will only be realized too late-- after the facility is irretrievably closed

The Staff Report suffers from the twin defects of failing to consider (a) the significant adverse environmental consequences of closing ELARTS and (2) whether the alleged odor and noise impacts from ELARTS can be mitigated through facility operational measures or structural improvements. A discretionary government approval that will significantly increase VMT without considering all feasible mitigation measures is a serious violation of applicable laws and policies.

The fact that CDS even has to raise these issues now, after the finalization of the Staff Report, demonstrates that the Staff Report is the result of a seriously flawed process.

From the time of CDS’s May 2021 CUP renewal application until January 17, 2024, CDS had been unaware staff was considering a recommendation that ELARTS be closed. A virtual call was scheduled with County staff on January 17th. The CDS representatives expected, on that call, to discuss the staff’s proposals regarding potential conditions that staff would want for the renewal permit. Instead, to the genuine surprise of CDS, staff told the CDS representatives that its recommendation would be for the facility to close, based primarily on a September 2022 community survey that purportedly indicated neighbors had complained about odors and noise from the facility. *When asked by CDS if Planning Department staff had considered the consequences of facility closure on the County waste collection infrastructure, staff admitted they had not.*

Had Regional Planning staff told CDS about the results of its 2022 survey and asked about

potential mitigation measures for odors, noise, or other possible facility impacts, CDS could have had a dialogue with staff long before now on changes in facility operational practices or potential facility improvements to eliminate or lessen any perceived impacts from ELARTS. CDS could have also educated staff on the significant, unintended consequences of facility closure. *This last issue is crucial because, with increased urbanization, it is challenging, if not impossible, to site new solid waste facilities. Once a facility is closed, there is no going back.*

This response will demonstrate that the closure of ELARTS will cause significant and unavoidable environmental impacts, and that its closure will, in turn, require changes in legally mandated and critical County and other local agency solid waste management plans and agreements. The claims of odor and noise impacts from ELARTS are refuted by independent regulatory agency inspections and records, such as those of the South Coast Air Quality Control District (“SCAQMD”) and the state-certified Local Enforcement Agency for solid waste facilities (“LEA”). Moreover, the Planning Department has made no effort to use scientific or objective means to verify the alleged odor and noise impacts, such as using air sampling, chemical analysis, Nasal Rangers or odor panels and, for noise, has not taken any decibel readings in the neighborhood. Instead, Planning Staff have relied solely on a severely biased and statistically invalid door to door survey of some (unidentified) people in the local area and on its solicitation, before publication of the Staff Report, of opposition to ELARTS, in the form of anonymous emails and one unsigned letter.

For these reasons, CDS requests that this hearing be continued to a future date to be set by the Commission, that the recommendation in the Staff Report be rejected, and that Planning Staff be instructed to meet and confer with CDS over the alleged odor and noise impacts from ELARTS and on reasonable conditions for the renewal of the ELARTS’ conditional use permit.

The Closure of ELARTS Will Cause Significant and Unavoidable Environmental and Economic Impacts.

Dave Edwards and his staff at D. Edwards, Inc. have more than 40 years’ experience in the environmental arena developing unique specializations in two functional areas: the planning and operations of solid waste and related industry facilities; and the permitting and entitlements processes for both public and private sector projects. Mr. Edwards and his staff have extensive experience in the operation of solid waste facilities including landfills, transfer stations, green waste processing facilities, and material recovery facilities.

The accompanying report from D. Edwards provides a comprehensive analysis of what will happen to the solid waste collection and transportation system if ELARTS is shut down. It concludes that the closure of ELARTS will require that waste, recyclables and green waste collection vehicles currently going to ELARTS will be forced to travel far greater distances to other transfer stations and processing and disposal facilities to deposit their loads and return to

their collection routes. In a domino effect, some transfer vans will, in turn, have to travel greater distances to landfills and processing facilities. This will generate between **775,852 and 1,165,091 additional miles of heavy truck trips each year**. And this number will go up as waste volumes increase, which is happening at an increasing rate each year due to new state and county-sponsored initiatives to separate recyclables and green waste from the solid waste stream, which means more collection vehicles are needed to avoid commingling and thus contaminating these separate recyclable waste streams.

The generation of additional heavy truck miles also means more air pollution and more traffic congestion on local roads and freeways. The additional vehicle miles that will be traveled by heavy trucks in either of the traffic scenarios analyzed in the D. Edwards report will generate an additional **1,050 to 1,590 metric tons of greenhouse gases** annually, which will also increase over time with additional miles traveled.

The requirement that local collection vehicles would have to take more time to travel to more distant locations to deposit their loads means those vehicles and their crews will have less time to actually collect waste on their collection routes—which is their primary function. This will reduce the efficiency of these collection vehicle (i.e., their time on route), which means there will be a need for additional collection vehicles and crews. All of this will ultimately result in much higher costs to residents and small business ratepayers, who will be required by market forces to pay for the redirection of their waste and the loss of efficiency of their local waste collection provider.

All of these impacts have been entirely ignored in the Staff Report.

The Alleged Odor and Noise Impacts from ELARTS Can Be Mitigated If Necessary.

The attached Declaration from Ken Thomson is from the President of Facility Builders and Erectors. He has many years of work designing, permitting, and building solid waste facilities, including retrofitting these facilities to address odor and noise impacts when necessary. His declaration describes several options for operations at ELARTS to be revised or for the facility retrofitted, if required, to address the odor and impacts verified to be present.

Mr. Thomson's declaration is important because the Staff Report states that physical and/or operational measures cannot be incorporated into the Project's CUP's conditions of approval because of the alleged odor and noise impacts. However, there is no factual support for this conclusion. The Staff Report wrongly asserts that distance from receptors is the only way to mitigate alleged odor and noise impacts. Yet, at the same time, the Staff Report claims that ELARTS impacted a school a half mile away.

The Thomson declaration shows that distance is not the only way to mitigate odor and noise impacts. (And if the Staff Report is to be believed, distance doesn't work at all when it comes to odors at elementary schools.) Mr. Thomson describes various air handling systems and techniques that directly treat the source of odors *inside the transfer station*. These measures have proven to be effective, as confirmed by Mr. Thomson, who has years of experience designing and building them.

Consequently, the Planning Commission should find that the claimed odor and noise impacts from ELARTS, if properly verified, can be mitigated through appropriately design and implemented mitigation measures.

The Staff Report on Alleged Odor Impacts Omits Important Information.

The County has an Ordinance Code provision regarding odor nuisance. Section 21.70.090 of the County Code states:

(a) Purpose. This section establishes regulations intended to prevent the exposure of persons to offensive odors.

(b) Compliance with South Coast Air Quality Management District. Any process that creates or emits any odors, gases, or other odorous matter shall comply with applicable standards set by the South Coast Air Quality Management District (SCAQMD).

(c) Offensive Odors. No use shall be permitted to emit continuous, frequent, or repetitive odorous gases or matter in quantities such as to be perceptible at any lot line of the site. An odor emitted no more than fifteen minutes in any one day shall not be deemed as continuous, frequent, or repetitive within meaning of this standard.

There is no evidence in the Staff Report that ELARTS is violating this County Code section. And no such claim is made by staff.

ELARTS has an Odor Management Plan on file with the County Local Enforcement Agency ("LEA"). The LEA is a state-certified local agency that enforces state solid waste regulations, including "state minimum standards" for transfer stations. Among these regulations is 22 Code of Regulations § 78513, which requires that solid waste facilities not permit the transmission of odors or create a nuisance. The state-certified LEA for Los Angeles County is the County Department of Health. The Department of Health, acting as the County LEA, regularly inspects ELARTS and has not cited ELARTS for violating this regulation. Other than one isolated event in 2013 that was quickly remedied, the LEA has not found ELARTS to cause off-site odors. On the County Planning

website, the Department of Health is shown as concurring in the requested renewal of the CUP for ELARTS.

The Staff Report further concedes by its silence that the South Coast Air Quality Management District (SCAQMD) has not issued any Notices of Violation (NOV) to ELARTS for creating an odor nuisance. The SCAQMD requires that, for a public nuisance to be confirmed, there must be six verified odor complaints within a 24-hour period. If a SCAQMD inspector does not smell the odor complained of, the complaint is treated as not confirmed. The SCAQMD keeps records of whether odor complaints have been responded to and whether they have been verified by the inspector. The Planning Commission is probably aware that many facilities in the SCAQMD's jurisdiction have received SCAQMD NOVs for odors. The SCAQMD is not, as suggested in the Staff Report, an ineffective agency. As noted above, the County Ordinance Code requires that facilities comply with SCAQMD odor control standards.

Therefore, not a single NOV for odors has been received by ELARTS from the SCAQMD. This demonstrates that ELARTS has an excellent compliance record from these independent agencies regarding odor controls.

The Staff Report also does not mention that scientific methods and objective standards are available to document (or negate) the existence of odor nuisance impacts. For example, a trained odor sensory panel can assess samples of alleged odorous air and determine its intensity. Several organizations in the United States provide this service. Gas chromatograph separation can also evaluate the concentrations of various odorous volatile organic compounds in air samples. See, "Odour Detection Methods: Olfactometry and Chemical Sensors," Bartoli et al., National Institutes of Health, Library of Medicine, 2011. "Nasal Rangers" are also used to determine odor intensity. This is a device held to the human nose. Potentially odorous air is then allowed into the device in calibrated increments so the instrument user can assess its odor intensity. See, "Nasal Ranger – Field Olfactometer," St. Croix Sensory, Inc. at <https://www.fivesenses.com/equipment/nasalranger/nasalranger/>.

Therefore, given that ELARTS has never been cited on any occasion for over ten years for creating an odor nuisance by the SCAQMD or LEA, and the staff has not utilized any scientific or objective measures of the alleged odor impacts from ELARTS, the Staff Report's reliance on the 2022 survey and emails and correspondence from a few unidentified persons, discussed below, is scant evidence to justify the closure of a critical portion of the County solid waste management infrastructure that has been operating continuously for over thirty-five years.

The Staff Report Provides No Objective Measures of the Alleged Noise Impacts.

Most human activities and land use create noise. That is one reason the County has a noise ordinance-- to provide an objective means to determine when noise levels are so excessive as to

constitute a nuisance to nearby properties. See County Code of Ordinances Chapter 12.08 (“Noise Control”), which establishes decibel level noise limits at the exterior of residential and commercial structures. There is no indication in the Staff Report that the Planning Staff has sought to measure noise levels at ELARTS or in the surrounding neighborhood at any time since May of 2021 when CDS filed its application for renewal of its CUP. It is irresponsible for Planning Staff to recommend closure of an important county solid waste facility for noise impacts without having taken any noise measurements.

If ELARTS operates within the decibel limits authorized in the County Noise Control ordinance, what is the basis for shutting down this facility due to noise? Conversely, if ELARTS is exceeding any decibel measure set by the County Ordinance, this can be mitigated by noise control measures, as discussed in Mr. Thomson’s declaration.

The Community Survey Is Biased and Unreliable.

It is unfortunate that the Planning Staff did not consult with CDS before performing the survey in the Fall of 2022, because CDS could have provided needed guidance on methods for conducting a fair and unbiased survey. The survey questionnaires attached to the staff report as Exhibit J were constructed and implemented in a highly biased manner, rendering the survey results unreliable.

Based on a comparison of the handwriting, the questionnaires appear to have been filled out by the same three or four people rather than the respondents themselves. Only one of the sixty-one questionnaires is filled out in Spanish, despite the Staff Report stating that roughly ninety percent (90%) of people living in the Census Tract area are Hispanic or Latino (Staff Report at p. 15). Moreover, the door-to-door solicitation process is well known to create social pressure on respondents to provide the answers seemingly desired by the surveyors. Also, having the survey personnel transcribe their discussions with residents as opposed to having residents fill out their own questionnaires further biases the responses, as this can tend to filter and censor the respondent's reactions to the survey questions.

The contents of the questionnaire itself are biased. It starts with a statement that the survey was to “determine your community’s concerns about *potential health impacts related to ELARTS operations.*” It states that the survey will be used “to ensure *impacts from its operations* are significantly reduced *or eliminated.*” These inflammatory statements would immediately influence the respondents by causing them to worry about unidentified “health impacts” that the questionnaire represents to those surveyed are “related to ELARTS operations.” So, to start the survey, we have a County representative implying that there are such adverse but unknown health impacts and that the County is thinking about shutting down the facility that causes these health impacts. Under these circumstances, who wouldn’t want to tell the County employee at their front door something critical of the facility? Clearly, the message was delivered that the respondents

were being asked to say something unfavorable to ELARTS.

Following this highly biased and suggestive introduction, the survey questions themselves are mostly “leading” questions, that state a fact critical of ELARTS and suggest the desired response (“Have you ever smelled *foul odors coming from ELARTs?*”).

The attached **Letter from Adam Probolsky**, an experienced and well-known local survey consultant with substantial expertise in public affairs survey methods and with expertise in the solid waste field, provides a further critique of County Planning’s survey methods.

Other Evidence of Bias in the Staff Report

Even a casual reading of the Staff Report reveals that Planning Staff made no effort to be objective or to present a balanced report for the Planning Commission. Instead of supporting the report’s conclusions with reliable facts, the conclusions of independent regulatory agencies, and other credible evidence, the Staff Report bases its conclusion on its biased and defective community survey, one unsigned letter claiming to be from a community group, and redacted emails that were obviously solicited by Planning Staff before the Staff Report was prepared, plus an ample dose of innuendo.

As one example of bias, the Staff Report states that, from the survey results, “Residents shared that they avoid opening the windows on some days due to the odors...” However, we did not see this statement from any of the “respondents” in Exhibit J.

Another example is the discussion in the Staff Report regarding Harrison Elementary School, which is located one-half mile from ELARTS. The Staff Report does not state that the school complained about odors from ELARTS versus other sources or even about solid waste odors. But the innuendo in the Staff Report on Harrison Elementary strongly implies that the school was impacted by odors from ELARTS and nowhere else. This implication is supported by the later statement in the Staff Report about two other elementary schools farther away from ELARTS, where the report says that “it is reasonable to infer that children at these two additional elementary schools *may also be exposed to the same foul odors* while outdoors at their school.” These are very strong words, without any factual basis to support them. If such impacts had occurred or were occurring, the SCAQMD would immediately issue an odor NOV as, under their enforcement policy, a single verified odor complaint from a public school mandates the issuance of an NOV for odor nuisance.

The fact that the Staff Report doesn’t even mention what will happen if ELARTS is closed is a devastating indictment of the report. The report shows no concern for the environmental, health and safety, and economic consequences that would surely flow from shutting down a vital

component of the County's solid waste infrastructure as reflected in the County's Integrated Solid Waste Management Plan.

A further proof of bias is that Planning Staff did not even bother to talk to CDS about the results of the community survey or ask if CDS would propose any measures to address the claims of odors and additional noise. Staff's intent was solely focused on closing the facility, not mitigating its claimed impacts.

It is also curious that the author of the unsigned letter from Vision City Terrace, dated February 14, 2024, appears to have received a copy of the Staff Report before it was made available to CDS. CDS was told by staff that it could not see a draft of the report before it was publicly released, and CDS did not see the final report until it was available online after 5 pm on February 15th. By then, the letter from Vision City Terrace dated February 14, 2024, was already attached to the Staff Report as an exhibit, and it thanked staff for the Staff Report's "well researched and thorough recommendation," suggesting that a Vision City Terrace may have had earlier access to the Staff Report or a draft.

ELARTS Helps Prevent Rather Than Cause Illegal Dumping

It is ironic that staff claims that ELARTS is to blame for people in the community not using a solid waste facility, and that the answer to illegal dumping is to take away the nearby facility they can use to avoid illegal dumping. ELARTS accepts waste from the residents and small businesses in the local community. Closing ELARTS will accelerate illegal dumping and will increase the health and safety dangers that come from illegal dumping. (See Declaration of La Shanda Shipp.)

The ELARTS Misting System Prevents Rather Than Causes Odors.

The Staff Report suggests that the misting system at ELARTS's causes a fruity, sweet smell in the neighborhood. This is untrue. ELARTS uses an odor-free neutralizer in its misting system. The fruity smell in the neighborhood, that some people apparently object to, comes from the beverage processing facility adjacent to ELARTS, known as American Fruits and Flavors. The smell from American Fruits and Flavors is a cherry or strawberry smell at times, which can be pleasant or unpleasant depending on the person smelling it. (See Declaration of La Shanda Shipp.)

Closing ELARTS Will Increase Waste Collection Charges to the Local Community.

The cost of having waste collection vehicles travel an extra 775,852 to 1,165,091 miles each year before they can deposit their loads will substantially increase the costs to local residents of disposing of their waste, recyclables and green waste.

ELARTS Has Been An Active Participant in the Community.

Contrary to the statement in the Staff Report, ELARTS and its affiliates have been active participants in the community. ELARTS hosts quarterly mulch and compost free giveaways for local residents. One of these was held this last Saturday (resident visitors to the compost giveaway are also treated to a Taco truck). ELARTS contributes annually to the County Parks and Recreation Department for the improvement and enhancement of local parks, to the Boys and Girls Club for its summer programs, the Taste of LA program, and participates in East LA parades.

ELARTS's collection affiliate regularly collects illegal dumping in the East LA neighborhood and provides free cleanup events where residents can dispose of their bulky waste at no charge. In 2023, in the County's Belvedere collection area, Republic collected over 3121 tons of bulky items at its cleanup events and collected 292.43 tons of illegally dumped trash in the neighborhood. ELARTS also provides street sweeping twice a week in the area where the ELARTS facility is located.

The Claimed Difficulty In Making Complaints about ELARTS.

The Staff Report says that of the 20 local business employees, none of them knew how to formally submit a complaint about ELARTS. As evidenced by the accompanying Declaration of La Shanda Shipp, a large sign in front of the facility entrance provides phone numbers to call to lodge complaints, including for the Local Enforcement Agency and the South Coast AQMD.



The Staff Recommendation Ignores the Requirements of CEQA and SB 753.

The Staff Report’s conclusion that its facility closure recommendation is statutorily exempt from environmental analysis under the California Environmental Quality Act CEQA is wrong. ELARTS is not solely a private project. It is a state-licensed solid waste facility which serves a public utility purpose. Closure of this public service facility will affect the solid waste management plans of several local agencies, including the County of Los Angeles Integrated Waste Management Plan Non-Disposal Facility Element, which has been approved by Los Angeles County and the California Department of Resource Recovery and Recycling (“CalRecycle”) per Public Resources Code § 41800. It will also impact the City of Los Angeles Solid Waste Integrated Resources Plan and the City’s disposal agreement with Sunshine Canyon Landfill (ELARTS is a reserve solid waste transfer site for the City of Los Angeles if the City’s central transfer station is disabled due to emergencies or other unanticipated conditions). The City of Alhambra and other jurisdictions also have waste management plans and agreements that refer to ELARTS.

The closure of ELARTS will mandate changes in these plans and agreements. Hence, the resulting changes in these governmental plans and agreements are a reasonably foreseeable consequence of closing ELARTs. Plan changes of this magnitude that create additional VMT (rather than reduce it as required by County policy adopted per Senate Bill 753¹), greenhouse gas emissions, and other air impacts, create traffic congestion, and restrict the availability of public services and emergency facilities, will require CEQA review. Claiming that no environmental review will be necessary because the closure of ELARTS will have been a *fait accompli* before these plan and contract changes are needed would constitute “project chopping.” This would violate CEQA’s mandate that environmental review of a discretionary governmental action that will have a foreseeable effect on the environment must be conducted at the earliest practical opportunity. See, *Christward Ministry v. The Superior Court of San Diego County* (1986) 184 Cal.App.3d 180, 195-6 (city chopped the project into a general plan amendment and separate project approvals violating CEQA, which requires that “environmental considerations do not become submerged by chopping a large project into many little ones—each with a minimal potential impact on the environment—which cumulatively may have disastrous consequences.”)

1 For example, the Los Angeles County Public Works Transportation Impact Analysis Guidelines (July 2020), states that a “significant impact” will be deemed to occur if a proposed residential, office or regional retail project will not result in a substantial net *reduction* in vehicle miles traveled. In general, a significant impact is considered to result from a project that does not result in at least a *16.8 percent reduction* in the baseline per capita VMT. See, § 3.13 at p. 8. The closure of ELARTs will result in a *22 to 30 percent increase* in vehicle miles traveled related to that facility. Put another way, the continued operation of ELARTS saves the East Los Angeles area and greater LA County from an annual 775,852 to 1,165,091 additional heavy truck miles each year.

In other words, CEQA requires that environmental considerations not be concealed by separately focusing on isolated parts, overlooking the effect of the whole action in its entirety. See, *Bozung v. LAFCO*, (1975) 13 Cal.3d 263, 283, *POET, LLC. State Air Resources Board* (2017) 12 Cal.App.5th 72, 73. Because the closure of ELARTS will affect and require the modification of several important existing state, County, and city waste management plans and waste management agreements, the elimination of ELARTS proposed in the Staff Report and its subsequent inevitable removal from several governmental waste management plans and agreements should be treated as the “whole of the action” which is not exempt from CEQA analysis.

The significant and unmitigated impacts resulting from the closure of this vital part of the county’s solid waste infrastructure should be appropriately and objectively analyzed under CEQA before any decision that could lead to the closure of ELARTS is made.

Conclusion.

ELARTS is an essential, long-standing part of the County’s solid waste management infrastructure. Its closure will eliminate this important traffic mitigation facility and send heavy solid waste trucks an additional 775,852 to 1,165,091 miles yearly over County roads to deposit their loads. The attendant greenhouse gas emissions, other air pollution, traffic congestion, and associated economic costs to solid waste customers and ratepayers are easily quantified, as per the D. Edwards Inc. Report. There are significant environmental impacts. Incurring these significant environmental impacts to avoid the poorly documented odor and noise impacts, which have not been verified by two independent regulatory agencies (SCAQMD and LEA) or by any scientific or objective means, makes no sense. And even assuming these impacts are real and severe, which should bear further investigation, operational or structural changes can be feasibly made at ELARTS to mitigate these impacts. Creating additional VMT with over a thousand metric tons of greenhouse gases each year without considering all feasible mitigation measures clearly violates CEQA.

We therefore respectfully request that the Planning Commission reject the staff recommendation and continue this matter to allow CDS and Planning Staff to investigate the alleged odor and noise impacts at ELARTS and to devise as necessary appropriate conditions for a renewed CUP, so this essential public service facility can continue in operation and serve the East LA community and County.

Sincerely,



Thomas M. Bruen

Cc. Client

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 2021-001849-(1)
CONDITIONAL USE PERMIT NO. RPPL2021004983

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. **RPPL2021004983** (“CUP”) on February 28, 2024.
2. **HEARING PROCEEDINGS.** Reserved.
3. **ENTITLEMENT(S) REQUESTED.** The Permittee, Consolidated Disposal Services (“Permittee”), requests the CUP to authorize the continued operation of a recycling and trash transfer station (“Project”) on a property located at 1512 North Bonnie Beach Place in the unincorporated community of East Los Angeles (“Project Site”) in the M-2 (Heavy Manufacturing) Zone pursuant to Los Angeles County Code (“County Code”) Section 22.22.030 (Land Use Regulations for Industrial Zones).
4. **ENTITLEMENT(S) REQUIRED.** The CUP is a request to continue the operation of a recycling and trash transfer station in the M-2 Zone pursuant to County Code Section 22.22.030 (Land Use Regulations for Industrial Zones).
5. **LOCATION.** The Project is located at 1512 North Bonnie Beach Place within the City Terrace Zoned District and the Metro Planning Area.
6. **PREVIOUS ENTITLEMENT(S).** CUP No. 89-211, approved on January 10, 1990, authorized a new recycling and trash transfer station. The transfer station was approved to process 350 Tons Per Day (“TPD”) of mixed municipal solid waste in an existing factory building.

CUP No. 95-240, approved on September 17, 1997, superseded CUP 89-211. CUP No. 95-240 authorized the continued operation of the recycling and trash transfer station. The transfer station was approved to continue to process the same rate of 350 TPD of mixed municipal solid waste. The CUP also authorized the demolition of all existing buildings, the construction of a new recycling and trash transfer station, and other site changes to allow access for larger capacity semi-trucks and transfer trailers onto the Project Site.

CUP No. 00-145, approved on May 15, 2001, superseded CUP No. 95-240. CUP No. 00-145 authorized the continued operation of the recycling and trash transfer station. The transfer station was approved to process an increased capacity of 700 TPD of mixed municipal solid waste. CUP No. 00-145 expired on May 15, 2021.

The Permittee applied for CUP No. 201000073 on June 9, 2010. The Permittee requested to increase the capacity of the trash transfer station from 700 TPD to 1,500

TPD of mixed municipal solid waste. The Permittee withdrew CUP No. 201000073 on November 3, 2015, after the public hearing before the Commission was continued four times to address concerns raised by residents and business owners who opposed the CUP on grounds related to impacts from the Project's operations. The Permittee's current request related to this CUP is to authorize the continued operation of the recycling and trash transfer station at the capacity of 700 TPD.

7. **LAND USE DESIGNATION.** The Project Site is located within the I (Industrial) land use designation of the East Los Angeles Community Plan (“Community Plan”) Land Use Policy Map.
8. **ZONING.** The Project Site is located in the City Terrace Zoned District and is currently zoned M-2. A CUP is required for a recycling and trash transfer station in the M-2 Zone pursuant to County Code Section 22.22.030 (Land Use Regulations for Industrial Zones).
9. **SURROUNDING LAND USES AND ZONING WITHIN A 500-FOOT RADIUS.**

LOCATION	EAST LOS ANGELES COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	I (Industrial)	M-2 (Heavy Manufacturing)	Food Flavoring; Manufacturing
EAST	I	M-2	Food Distribution; Delivery and Moving Services; Clothing Distribution
SOUTH	I	M-2	Warehousing
WEST	I and LMD (Low/Medium Density Residential)	M-1 (Light Manufacturing); R-2 (Two Family Residence); C-2 (Neighborhood Commercial)	Single-family and Multi-family Residences; Auto Repair; Furniture Making; Food Truck Storage

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 1.26 gross acres (1.24 net acres) in size and consists of one legal lot. The Project Site is rectangular in shape with gentle sloping topography and is developed with a recycling and trash transfer station with offices, a truck scale, and a surface parking lot.

B. Site Access

The Project Site is accessible via Whiteside Street to the south and Knowles Avenue to the east. Primary access to the Project Site is provided by an entrance/exit on Whiteside Street. Secondary access to the Project Site is provided by an entrance/exit on Knowles Avenue. Whiteside Street and Knowles Avenue are both local streets and are not mapped highways pursuant to the General Plan's Highway Plan Policy Map.

C. Site Plan

The site plan depicts a 35-foot-tall, 18,520-square-foot steel building containing a recycling and trash transfer station on a 1.26-acre lot. The building includes four 24-foot-wide roll-up doors where trucks enter onto the Project Site from Whiteside Street via a 40-foot-wide driveway to unload municipal solid waste. The building also includes a load out port, which is an opening on the ground level where municipal waste is transferred onto outbound trucks that enter and exit the Project Site on Knowles Avenue via 40-foot-wide driveways. No trucks are stored at the facility. The building interior includes a 750-square-foot office space with bathrooms, a breakroom, and a utility and storage room.

The site plan also depicts a 70-foot-long truck weight scale with a radiation detection device, 19 standard sized parking spaces, one of which is accessible to persons with disabilities in compliance with the Americans with Disabilities Act ("ADA"), and an 80-foot-long, three foot-wide, landscaped area along Whiteside Street. The site plan shows that the Project Site is secured by a solid concrete masonry unit wall varying in height from six feet to 12 feet.

D. Parking

The Project Site includes 19 standard-sized parking spaces, one of which is accessible to persons with disabilities in compliance with the ADA. CUP No. 00-145 required one parking space for each 1,000 square feet of enclosed area used for warehousing, and one parking space for each 400 square feet of enclosed area used for office space, in accordance with County Code Section 22.112.070.

11. **CEQA DETERMINATION.** Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") Staff ("Staff") determined that the Project qualified for a statutory exemption (Projects Which Are Disapproved) from the California Environmental Quality Act ("CEQA") in accordance with Public Resources Code section 21000, et seq., State CEQA Guidelines section 15270, and the Environmental Document Reporting Procedures and Guidelines for the County, because Staff recommended denial of the proposed Project.
12. **COMMUNITY OUTREACH CONDUCTED BY PERMITTEE.** Staff is not aware of any community outreach conducted by the permittee.
13. **PUBLIC COMMENTS.** Prior to the publication of the report to the Regional Planning Commission the Department of Regional Planning staff received 12 emails opposing the continued operation and maintenance of the recycling and trash transfer station

onsite. The emails cited ongoing foul odors, noise, air quality, health concerns and overall quality of life.

14. AGENCY RECOMMENDATIONS.

- A. County Department of Public Works: Cleared the Project for a public hearing in a letter dated June 23, 2021.
- B. County Fire Department: Cleared the Project for a public hearing in a letter dated June 22, 2021.
- C. County Department of Public Health: Cleared the Project for a public hearing in a letter August 3, 2021.

15. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail, newspaper (East LA Tribune), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On January 18, 2024, a total of 133 Notices of Public Hearing were mailed. 69 notices were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site and five notices were mailed to those on the courtesy mailing list for the City Terrace Zoned District. 59 notices were mailed to tenants and occupants within a 500-foot radius of the Project Site.

LAND USE COMPATIBILITY FINDINGS

16. COMMUNITY OUTREACH CONDUCTED BY STAFF. The Commission finds that Staff conducted sufficient and adequate community outreach to determine that the Project has numerous adverse impacts to the public health, safety, and welfare of the surrounding community, particularly to residents who are directly impacted by the Project on a frequent and regular basis, and that physical and/or operational measures cannot be incorporated into this CUP's conditions of approval to effectively address and mitigate these numerous adverse impacts.

- A. **Community Survey - Residents.** On Saturday, April 30, 2022, Staff conducted door-to-door outreach to 72 residential dwelling units within a 500-foot radius of the Project Site, plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street, for a total of 77 dwelling units. The survey included six questions, including five questions regarding odors, noise, dust, traffic, and visual impacts, and one open-ended question regarding how the County could serve residents better. The survey was printed in English and Spanish. Staff conducted 33 surveys onsite with residents and left the remaining surveys on the gates or doors when direct contact could not be made. Residents could drop off their completed surveys at the City Terrace Library, submit their completed surveys via email, or submit their completed surveys by taking a picture of it with a smart phone, tablet, or other device, and

submit the picture via text. The deadline to complete the survey was May 31, 2022. 41 surveys were received out of the 77 surveys distributed.

- B. **Community Survey – Businesses.** On Monday, September 19, 2022, Staff conducted door-to-door outreach to 17 non-residential properties within a 500-foot radius of the Project Site, utilizing the same six-question survey distributed to the residential units. Staff contacted 20 different employees from the neighboring businesses. Of those 20 employees, 10 stated that they were used to the odors, noise, and truck traffic from the recycling and trash transfer station and did not have other comments for Staff, and the other 10 stated that odor was the most consistent concern as it was an issue throughout every day that the facility operated, with the odor being the worst in the early mornings, especially on hot days, followed by concerns regarding noise from the trucks and other adverse health impacts such as skin rashes and increased asthma attacks. None of the 20 employees knew how to formally submit a complaint related to the Project's operations.
- C. **Community Survey – Results.** The results of this community outreach have informed Staff that even though the M-2 Zone allows a recycling and trash transfer station with a valid CUP, the continued operation of the Project has resulted in adverse impacts to the health, peace, comfort, and welfare of persons residing and working nearby. Additionally, physical and/or operational measures cannot be incorporated into the Project's CUP's conditions of approval to effectively address and mitigate these adverse impacts because they are intrinsic to the operation of the recycling and trash transfer station at this location as described in the rest of these findings. For example, odors and noise are intrinsic adverse impacts and the size of the Project Site precludes the Project from being adequately separated and buffered from surrounding land uses.
- a. **Primary Concern – Odor.** The surveys reveal that the top concern identified was odors, which were identified as occurring throughout every day that the facility operated, and most often in the early morning when trash had been present at the Project Site overnight. Both residents and employees from nearby businesses emphasized how awful the odors are, especially when the loading doors to the Project facility are left open, on hot days, and on Mondays when trash was left over from the weekend (or on Tuesdays after long holiday weekends). Several residents stated the Project's deodorizer misters do not work, poorly masking the odors or even making them worse. Residents shared that they avoid opening the windows on some days due to the odors and are very uncomfortable during hot days.
 - b. **Secondary Concern – Noise.** The second most identified concern by the survey results was noise. This was primarily due to the harsh-pitch beeping sound of trucks when they travel in reverse, and loud dropping sounds when trash is being transferred from the inbound trucks into the Project's building, and then again when the trash is transferred into the outbound trucks. Residents and employees from adjacent businesses stated the rumbling from the truck traffic on local streets is persistent throughout the day.

- c. **Other Concerns.** Several other concerns were identified in the survey results, including:
- i. Residents and employees from nearby businesses cited truck traffic on the streets surrounding the Project Site and the additional wear and tear, including potholes, and dust resulting from the increased truck traffic.
 - ii. Residents and employees from nearby businesses stated that smaller “flyway” debris often piles up on vehicles, yards, and on the street despite the Project operator’s street sweeping.
 - iii. Three employees from nearby businesses stated that the trucks had damaged vehicles parked on the street as well as an existing gate.
 - iv. Chemicals from the deodorizer misters utilized by the Project leave a stain or odd film on vehicles nearby, with one employee indicating that he needed to wash his car often to avoid more damage to his vehicle's paint and finish.
 - v. One business owner directly across from the Project Site at 3900 Whiteside Street was adamant that his employees suffered health impacts in the form of increased asthma attacks and skin rashes due to the business’ proximity to the Project.
- D. **Vision City Terrace Community Group.** Staff attended Vision City Terrace (“VCT”) community group monthly meetings where members expressed ongoing concerns over nauseating odors generated from the Project. The VCT community group has shared that multiple complaints submitted to South Coast Air Quality Management District (“AQMD”) have not yielded any significant change and the odors persist.

In early April 2022, a member of the VCT community group shared that they were at Harrison Elementary School, located on the other side of the 10 Freeway about half a mile away from the Project Site, and reported that about 20 children and three staff members were experiencing foul odors during an outdoor gardening activity. Complaints were submitted to AQMD without any resulting action. Staff has identified two additional elementary schools, Robert F. Kennedy Elementary School and City Terrace Elementary School, which are also each about one-half mile from the Project Site. Based on the incident at Harrison Elementary School, it is reasonable to infer that children at these two additional elementary schools may also be exposed to the same foul odors while outdoors at their school.

17. COMPLAINTS TO AQMD. The Commission finds that complaints submitted to AQMD evidences that the Project is not compatible with surrounding land uses due to adverse impacts related to odors. As noted above, numerous complaints have been submitted to AQMD, as follows:

Year	Complaints
2019	1
2020	3
2021	9
2022	90
2023	62 (as of August 31, 2023)

Generally, AQMD inspectors need to receive a minimum of six separate complaints to issue a Notice of Violation (“NOV”). However, as the odors are not always constant, by the time AQMD inspectors visit a site, odors have often dissipated or changed direction based on wind patterns. Therefore, AQMD inspectors do not often issue NOVs. AQMD inspectors issued one NOV in 2022 despite receiving 90 odor complaints in the same year. For example, an NOV was not issued in response to the complaints from the Harrison Elementary School incident in April 2022 described in Finding No. 16. AQMD’s limitations do not mean that the odor complaints are invalid.

The recycling and trash transfer station does not have any equipment requiring permits from AQMD, which limits their enforcement role. Therefore, the primary method AQMD uses to take any enforcement action is via Public Nuisance Rule 402 (“Rule 402”) and Public Nuisance Rule 403 (“Rule 403”). AQMD inspectors issue NOVs to facilities pursuant to Rule 402, which relates to emissions, when they are able to confirm that the emissions have impacted a considerable number of people in any one day – generally at least six individuals from separate households. AQMD inspectors issue NOVs to facilities pursuant to Rule 403, which relates to fugitive dust, when they directly observe the violation, such as dust crossing the property line or excessive “track out” when trucks exiting the facility drag out mud or dirt from their tires onto the public right of way.

Staff identified three notices that AQMD issued to the Permittee by researching AQMD’s Facility Information Detail public website (Facility ID Number 171215), as follows:

- a. On February 10, 2023, AQMD issued a Notice to Comply (“NTC”) (NTC Number E56616) requiring the Permittee to submit an Odor Management Plan in compliance with Public Nuisance Rule 410. On May 11, 2023, AQMD closed the case because the Permittee complied with this NTC.
- b. On December 22, 2022, AQMD issued an NOV (NOV Number P74782) for allowing “track out” to extend more than 25 feet from the point of origin, which is not in compliance with Rule 403 for fugitive dust, which limits the extent of the “track out” to 25 feet from the point of origin. AQMD closed the case because the Permittee complied with this NOV. AQMD staff did not observe any more “track out.”
- c. On March 30, 2015, AQMD issued an NTC (NTC Number E56616) for signage. The recycling and trash transfer station was required to incorporate AQMD

contact information on a sign visible to the public 24 hours each day on seven days each week. AQMD closed the case because the permittee complied with this NTC.

18. ANALYSIS OF SIMILAR USES CONDUCTED BY STAFF. The Commission finds that an analysis of similar recycling and trash transfer facilities in the County conducted by Staff evidences that the Project is not compatible with surrounding land uses because it is not adequately separated and buffered from surrounding land uses when compared to similar facilities. Additionally, the Commission finds that the size of the Project Site precludes the Project from being adequately separated and buffered from surrounding land uses.

Staff analyzed 24 recycling and trash transfer facilities in the County that are not owned by the Permittee and determined that the Project Site is amongst the smallest sites where similar facilities are located in the County. The sites of the 24 similar facilities range from 0.65 acres to 68.65 acres in size whereas the Project Site is 1.26 acres in size. 16 sites out of the 24 sites are larger than three gross acres in size whereas the Project Site is smaller than three gross acres in size, and of the eight sites that are smaller than three gross acres, only one is smaller than the Project Site. The larger lot sizes allow for greater separation and buffering between the similar facilities and their adjacent uses.

Additionally, half of the facilities in the table below directly adjoin Major Highways and one directly adjoins a Secondary Highway, unlike the Project Site, which does not adjoin a Highway, which forces inbound and outbound trucks to use local streets that primarily serve residential land uses.

Table A: Location

Similar Facilities Within a 500-Foot Radius of Residential Land Uses

The following table lists eight facilities that are all located within a 500-foot radius of residential land uses, which vary in size from 0.65 acres to 68.65 acres, and their existing buffers:

	Facility Name	Size (gross acres)	Existing Buffers
1	Southern Cal Disposal Santa Monica (Assessor’s Parcel Number (“APN”): 4268-017-022) 1914 Frank Street Santa Monica, CA 90404	0.65 acres	10 Freeway; other industrial uses
2	Culver City Transfer Station (APN: 4204-005-900) 9275 Jefferson Boulevard Culver City, CA 90232	1.55 acres	Ballona Creek Channel; Major Highway; Recreational Park; Culver City Stairs

3	City Terrace / Southland Disposal (APNs: 5224-009-025 and 5224-009-014) 1525 Fishburn Avenue Los Angeles, CA 90063	1.62 acres	Other industrial uses
4	Active Recycling Co, Inc. (APN: 6001-001-001) 2000 W. Slauson Ave, Los Angeles, CA 90047	3.48 acres	Major Highway; commercial shopping center; City of LA Bureau of Sanitation truck storage facility
5	UWS Transfer Station (APN: 8168-001-044) 9016 Norwalk Boulevard, Santa Fe Springs, CA 90670	3.72 acres	Major highway; Union Pacific Railroad; other industrial uses
6	Paramount Resource Recycling (APNs: 6236-031-053 and 6236-031-055) 7230 Petterson Lane Paramount, CA 90723	4.42 acres	Southern California Edison and City of LA Department of Water and Power transmission lines; railroad lines; other industrial uses
7	Athens Services City of Industry Material Recovery Facility (APNs: 8206-012-053 and 8206-011-009) 14048 E. Valley Boulevard, City of Industry, CA 91746	9.34 acres	Major Highway; other industrial uses
8	Azusa Land Reclamation (APN: 8615-016-006) 1211 W. Gladstone Street, Azusa, CA 91702	68.65 acres	Secondary Highway; self-storage facility; truck driving school; other industrial uses; mature trees

The eight facilities listed in Table A, above, vary in size and operate within a 500-foot radius of residential land uses, but each of the facilities have physical barriers that separate and buffer them from nearby residences, such as freeways, a flood control basin, railroads, a large nursery, electrical transmission tower corridors maintained by the City of Los Angeles Department Water and Power or Southern California Edison, and other industrial buildings, thereby reducing potential adverse impacts. By comparison, the Project Site is located across the street from residential land uses on North Bonnie Beach Place with no effective physical barrier to create a buffer.

Table B: Lot Size

Similar Facilities Smaller Than Three Gross Acres

The following table lists eight facilities that are all under three gross acres in size, some of which are located within 500 feet of residential land uses, and their existing buffers:

	Facility Name and Location	Size (gross acres)	Residential Uses Within a 500-Foot Radius?	Existing Buffers
1	Southern Cal Disposal Santa Monica (Assessor's Parcel Number APN: 4268-017-022) 1914 Frank Street Santa Monica, CA 90404	0.65 acres	Yes	10 Freeway; other industrial uses
2	Waste Transfer & Recycling (APN): 5170-010-003) 840 S. Mission Road Los Angeles, CA 90023	1.53 acres	No	10 and 60 Freeways; other industrial uses
3	Culver City Transfer Station (APN: 4204-005-900) 9275 Jefferson Blvd Culver City, CA 90232	1.55 acres	Yes	Ballona Creek Channel; Major Highway; Recreational Park; Culver City Stairs
4	City Terrace / Southland Disposal (APNs: 5224-009-025 and 5224-009-014) 1525 Fishburn Avenue Los Angeles, CA 90063	1.62 acres	Yes	Other industrial uses
5	Sun Valley Paperstock (APNs: 2631-034-029 and 2631-034-030) 11501 Tuxford Street Los Angeles, CA 91352	1.66 acres	No	5 Freeway; other industrial uses
6	Waste Resources Recovery (APN: 6129-002-029) 357 W. Compton Boulevard Gardena, CA 90248	2.39 acres	No	Other industrial uses
7	Burbank Recycle Center (APN: 2451-005-901) 500 S. Flower Street Burbank, CA 91502	2.4 acres	No	5 Freeway; other industrial uses
8	The Conservation Station (APNs: 2805-001-024 and 2805-001-026)	2.55 acres	No	Santa Clara River; other industrial uses

20833 Santa Clara Street Santa Clarita, CA 91351			
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As noted in Table B, of the eight facilities that are smaller than three gross acres in size, five do not have any residential land uses within a 500-foot radius. In comparison, there are 72 residential dwelling units within a 500-foot radius of the Project Site, with an additional five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street.

Only three facilities that are similar in size to the Project Site have residential land uses within a 500-foot radius:

- a. **City Terrace Southland Disposal** (No. 4 in Table B) is 1.62 acres and has 57 residential dwelling units within a 500-foot-radius;
- b. **Culver City Transfer Station** (No. 3 in Table B) is 1.55 acres and has 47 residential dwelling units within a 500-foot-radius; and
- c. **Southern Cal Disposal Santa Monica** (No. 1 in Table B) is 0.65 acres and has 201 residential dwelling units within a 500-foot-radius.

Similar to the rest of the facilities in Table B, these three facilities have additional physical buffers from nearby residential land uses that the Project Site does not. In Culver City, the facility is separated from residential land uses by the Ballona Creek and Bike Path on one end and by the Culver City Stairs Recreational Trail on the other. In Santa Monica, the facility directly adjoins the 10 Freeway, which serves as a large barrier between the facility and nearby residential land uses. The other facility in unincorporated East Los Angeles is not directly across the street from residential land uses; rather, residential land uses are located approximately 250 feet away and are buffered by existing industrial buildings that separate the facility from the nearby residential land uses. Thus, while there are other recycling and trash transfer facilities in the County similar to the Project in size, none of them are located on a site in direct proximity to a large number of residential land uses without the aid of natural buffers to help mitigate operational impacts, thereby presenting unavoidable adverse impacts to the health and safety of people who reside and work nearby.

GENERAL PLAN CONSISTENCY FINDINGS

19. **GOALS AND POLICIES – ENVIRONMENTAL JUSTICE.** The Commission finds that the Project is not consistent with the Goals and Policies of the General Plan in the context of Environmental Justice, as identified in [Chapter 3: Guiding Principles](#).

Guiding Principle 5 of Chapter 3 is to “Provide healthy, livable and equitable communities.” As noted in the description of Guiding Principle 5, the General Plan addresses environmental justice by raising awareness of a number of issues that impact the County’s unincorporated areas, including but not limited to excessive noise, traffic, water pollution, air pollution, and heavy industrial uses. The General Plan also addresses environmental justice by emphasizing the importance of meaningful coordination and actions.

The description of Environmental Justice following Guiding Principle 5 states that it 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 County is a place where:

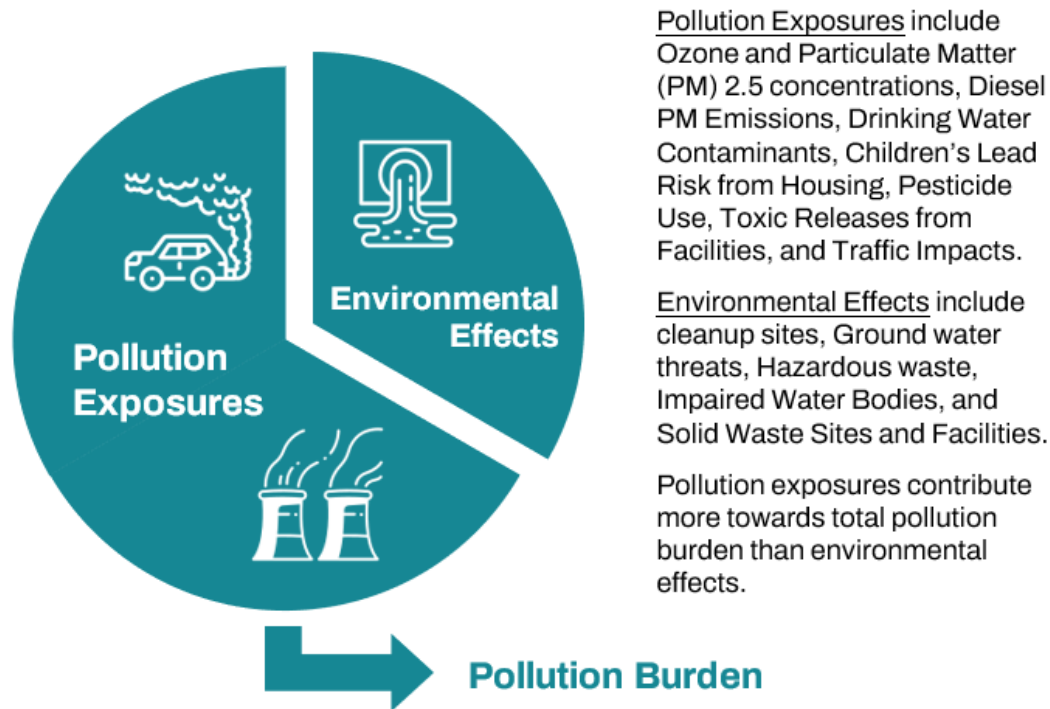
- a. Environmental risks, hazards, and public service-related environmental services, such as trash hauling and landfills, are distributed equitably without discrimination;
- b. Existing and proposed negative environmental impacts are mitigated to the fullest extent to protect the public health, safety,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

The description of Environmental Justice following Guiding Principle 5 also mentions the need to identify communities that disproportionately bear a burden from stationary sources of pollution due to incompatible land uses and to better regulate incompatible land uses. Census Tract No. 5307, where the Project Site is located, meets those criteria, pursuant to the following analysis:

Census Tract No. 5307 consists of 94.9% people of color. 91.2% of these people of color identified as Hispanic or Latino. Census Tract No. 5307 is in the 99th percentile of the CalEnviroScreen pollution burden score and is in the 98th percentile of the CalEnviroScreen overall score pursuant to the County's Equity Indicators Report, which is attached to these findings and is also attached to the Report to the Commission dated February 15, 2024, as Exhibit K. The County's Equity Indicators Report is generated from LA County Planning's web-based Equity Indicators Geographic Information System, which aims to leverage data and technology to strengthen Countywide efforts towards spatial justice. Spatial justice is the concept that social justice is linked to physical space. This concept recognizes that injustices occur when the geographical location of a project discriminates against a group of people.

The CalEnviroScreen pollution burden score analyzes 13 indicators related to pollution exposure and environmental effects. The environmental effects component is half-weighted and the average of the two determines the total pollution burden score ([CalEnviroScreen Report](#)).

Pollution burden is comprised of pollution exposures and environmental effects:

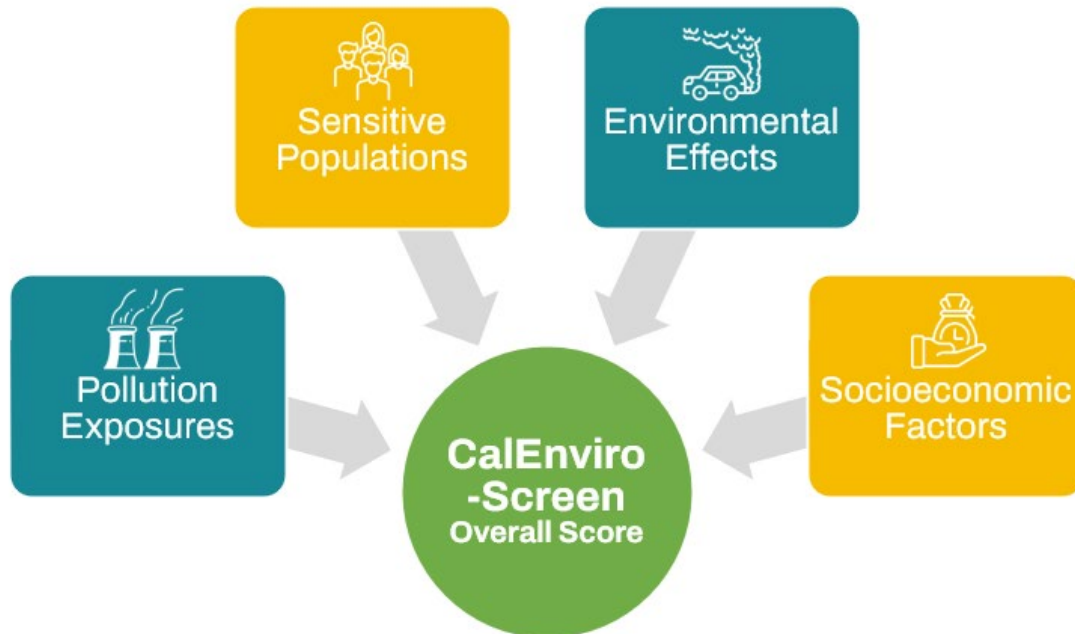


The CalEnviroScreen overall score is inclusive of the pollution score. The overall score is calculated by multiplying the pollution burden score by the population characteristics score. The percentiles range from 0% to 100% and represent the least pollution-burdened to most pollution-burdened census tracts in the state. The higher the percentile, the greater the pollution burden for the census tract.



The 99th percentile of the CalEnviroScreen pollution burden score and the 98th percentile of the CalEnviroScreen overall score represent the most egregious levels of exposure to ozone concentrations in the air, particulate matter concentrations in the air, diesel particulate matter emissions, toxic releases from facilities, traffic, drinking

water contaminants, and lead exposure in homes when compared to all 8,035 census tracts statewide.



Out of the 81 census tracts statewide that are in the 99th percentile of the CalEnviroScreen pollution burden score, 70 of them are in the County ([Cal EnviroScreen Dashboard](#)). Two of these 70 census tracts, including Census Tract No. 5307 (where the Project is located), are in unincorporated East Los Angeles. Additionally, 18 of these 70 census tracts are located within two miles of the Project Site. Out of the 150 census tracts statewide that are in the 98th percentile of the CalEnviroScreen overall score, 112 of them are in the County. Two of these 112 census tracts, including Census Tract No. 5307, are in unincorporated East Los Angeles. Additionally, 17 of these 112 census tracts are located within two miles of the Project Site. This demonstrates that the broader surrounding community disproportionately bears a burden from stationary sources of pollution due to incompatible land uses. The Project, due to its operations and proximity to residential land uses, significantly contributes to this disproportionate impact.

20. **GOALS AND POLICIES – LAND USE ELEMENT.** The Commission finds that the Project is inconsistent with the following General Plan Land Use Element Goal and Policies applicable to the proposed Project:

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

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

Policy LU 9.1: Promote community health for all neighborhoods.

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

The Commission finds that the Project is not consistent with Goal LU 9 and Policies LU 7.1., 9.1, and 9.4 because 77 residential dwelling units are located in close proximity to the Project Site, including 72 residential dwelling units within a 500-foot radius of the Project Site plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street. Some of these residential dwelling units are located directly across the street from the Project Site. As noted in Finding 19, there are no adequate or meaningful physical buffers such as a park, a body of water, or other industrial buildings to effectively reduce impacts.

A sensitive receptor is a resident, student, or employee spending time within 500 feet from the Project Site. These individuals are most likely to reside or spend time in 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. Therefore, the recycling and trash transfer facility does not protect the health of sensitive receptors because, as noted in Findings 16 and 17, the Project has resulted in adverse impacts related to odors, noise, traffic, and neighborhood aesthetic qualities. Physical and/or operational measures cannot be incorporated into this CUP's conditions of approval to effectively address and mitigate these impacts due to the location and size of the Project.

Additionally, as noted in Finding 19, the Project is in a community that is disproportionately burdened by multiple sources of pollution. Census Tract No. 5307, where the Project Site is located, is in the 99th percentile of the CalEnviroScreen pollution burden score and is in the 98th percentile of the CalEnviroScreen overall score, according to the County's Equity Indicators Report, which is attached to these findings and is also attached to the Report to the Commission dated February 15, 2024, as Exhibit K). The analysis for this census tract demonstrates that it has the most egregious levels of exposure to ozone concentrations in the air, particulate matter concentrations in the air, diesel particulate matter emissions, toxic releases from facilities, traffic, drinking water contaminants, and lead exposure in homes when compared to all 8,035 census tracts statewide.

The Commission finds that the Project is not consistent with Goal LU 9 and Policies LU 7.1, 9.1, and 9.4 because the Project is not compatible with surrounding residential land uses, does not promote community health, and does not protect the health of sensitive

receptors, and because physical and/or operational measures cannot be incorporated into the CUP's conditions of approval to effectively address and mitigate the Project's adverse impacts in a manner that will promote community health and protect the health of sensitive receptors.

- 21. GOALS AND POLICIES – NOISE ELEMENT.** The Commission finds that the Project is not consistent with the following General Plan Noise Element Goal and Policies applicable to the proposed Project:

Goal N 1: The reduction of excessive noise impacts

The Commission finds that the Project is not consistent with Goal N 1 because the Project produces excessive noise impacts. As noted in Finding 16, residents expressed that noise from the rumbling, tipping, engine revving, and beeping of trucks entering and exiting the recycling and trash transfer station occurs throughout every day that the facility operates, Monday through Saturday, causing a nuisance to surrounding residents and businesses. Additionally, truck traffic causes windows to vibrate and dwelling units to tremble as trucks continuously travel along local streets serving residential uses to get to the Project Site.

The findings related to CUP No. 00-145, which was previously approved for this land use, identified a variety of vehicles that are used in conjunction with the recycling and trash transfer station, including trash/recycling collection trucks, public self-haul vehicles, transfer trucks with trailers, semi-trucks, flatbed-trucks, stake-bed trucks, automobiles, and pick-up trucks [CUP 00-145 Finding 16(g)]. Approximately 160 round trips of truck traffic are conducted daily to process the current 700 TPD of municipal solid waste [CUP 00-145 Finding 16(g)]. The variety of trucks that enter the facility throughout every day that the facility operates generate varying levels of noise that impact the surrounding residences and businesses because each vehicle carries a different amount of waste in its load. Furthermore, physical and/or operational measures cannot be incorporated into the CUP's conditions of approval to reduce noise to an extent that would adequately address and mitigate the excessive noise impacts generated by the Project because they are intrinsic to the operation of the recycling and trash transfer station at this location, which is not adequately buffered from surrounding land uses. Therefore, the Project is not consistent with Goal N 1.

Policy N 1.1: Utilize land uses to buffer noise-sensitive uses from sources of adverse noise impacts.

The Commission finds that the Project is not consistent with Policy N 1.1 because there are no land use buffers, such as a freeway, a major or secondary highway, a body of water, a park, or other infrastructure to effectively buffer the noise generated by the Project from surrounding noise-sensitive land uses, including adjacent residential land uses. Instead, the Project Site's only buffers are local streets (Bonnie Beach Place, Whiteside Street, and Knowles Avenue) that are only 50-to-60-feet wide. Noise is an intrusion into the daily life of residents and businesses adjacent to the recycling and trash transfer station. The Commission recognizes that noise can be a source of

emotional strain and frustration when the noise is constant and beyond a person's control, as is the case with the recycling and trash transfer station.

Policy N 1.2: Reduce exposure to noise impacts by promoting land use compatibility.

The Commission finds that the Project is not consistent with Policy N 1.2. Although the recycling and trash transfer station includes an enclosed building, this structure is not sufficient to reduce exposure to noise impacts from the various trucks that enter and exit the Project Site throughout every day that the facility operates. As noted in Finding 16, the community outreach survey conducted by Staff identified noise as a top concern, second only to foul odors, due to the beeping of trucks backing up and loud dropping sounds when trash is transferred from the inbound trucks into the building and then again when the trash is transferred into the outbound trucks. The Project is not consistent with Policy N 1.2 because it is not in an appropriate location that is compatible with surrounding land uses and therefore does not promote a reduction in exposure to noise impacts. Physical and/or operational measures cannot be incorporated into this CUP's conditions of approval to adequately reduce exposure to noise impacts generated by the Project because they are intrinsic to the operation of the recycling and trash transfer station at this location, which lacks adequate natural or infrastructure buffers between the Project Site and surrounding land uses.

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.

The Commission finds that the Project is not consistent with Policies N 1.10 and N 1.11 because 77 residential dwelling units are located in close proximity to the Project Site, including 72 residential dwelling units within a 500-foot radius of the Project Site, plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street. Some of these residential dwelling units are located directly across the street from the Project Site. The residential dwelling units located directly across the street from the Project Site on Bonnie Beach Place were legally established prior to the construction of the recycling and trash transfer facility and are oriented directly towards the facility's west-facing four large metal roll-up doors without any effective buffers; the only buffer is Bonnie Beach Place, a local street that is only 60 feet wide. Residents have a direct view of the piles of trash from their front yards and are exposed to a source of noise throughout every day that the facility operates. Additionally, the truck traffic causes windows to vibrate and dwelling units to tremble as large trucks continuously travel along local streets serving residential uses to get to the Project Site.

Physical and/or operational measures cannot be incorporated into the Project's CUP's conditions of approval to effectively address and mitigate noise and vibration impacts due to the Project Site's insufficient buffers from sensitive receptors near the Project

Site, including existing residential dwelling units located directly across the street from the Project Site that were legally established prior to the construction of the recycling and trash transfer facility. Therefore, the Project is not consistent with Policies N 1.10 and N 1.11.

22. GOALS AND POLICIES – PUBLIC SERVICES AND FACILITIES ELEMENT. The Commission finds that the Project is not consistent with the following General Plan Public Services and Facilities Element Goal and Policies applicable to the proposed Project:

Goal PS/F 5: Adequate disposal capacity and minimal waste and pollution.

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.

The Commission finds that the Project is not consistent with Policy PS/F 5.1 because, as noted in Finding 19, the Project is in a community that is disproportionately burdened by multiple sources of pollution. Census Tract No. 5307, where the Project Site is located, is in the 99th percentile of the CalEnviroScreen pollution burden score and is in the 98th percentile of the CalEnviroScreen overall score according to the County's Equity Indicators Report, which is attached to these findings and is also attached to the Report to the Commission dated February 15, 2024, as Exhibit K. The analysis for this census tract demonstrates that it has the most egregious levels of exposure to ozone concentrations in the air, particulate matter concentrations in the air, diesel particulate matter emissions, toxic releases from facilities, traffic, drinking water contaminants, and lead exposure in homes when compared to all 8,035 census tracts statewide. A recycling and trash transfer facility generates pollution and the continued operation of the Project at this location does not protect the health and safety of the 77 residential dwelling units located in close proximity to the Project Site, including 72 residential dwelling units within a 500-foot radius of the Project Site plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street. Some of these residential dwelling units are located directly across the street from the Project Site.

As noted in Finding 18, Staff analyzed 24 recycling and trash transfer facilities in the County that are not owned by the Permittee and determined that the Project Site is amongst the smallest sites where similar uses are located in the County. This small lot size precludes the Project from being adequately separated and buffered from surrounding land uses, whereas larger lot sizes allow for greater separation and buffering between the similar facilities and their adjacent land uses. As noted in Finding 16, during the door-to-door survey neighboring residents and business owners expressed concerns related to odors, noise, traffic and other disturbances of the community's health, safety, and general welfare, including:

- a. **Foul odors.** Residents shared that foul odors wake them up in the middle of the night, that complaints to AQMD have not yielded any significant changes, and that the deodorizer mister system utilized by the Project does not mask odors and actually makes them worse.

- b. **Aesthetics.** Smaller fly-away trash ends up on the residents' and businesses' lawns and cars, and in potholes, and the Project's metal roll-up doors face west towards residential dwelling units, resulting in a sightline of high piles of trash from their front yards.
- c. **Noise.** The noise from the rumbling, tipping, engine revving and beeping of trucks entering and exiting the recycling and trash transfer station occurs throughout every day that the facility operates, in addition to loud sounds when trash is transferred from the inbound trucks into the Project's facility and then again when the trash is transferred into the outbound trucks.

Physical and/or operational measures cannot be incorporated into the CUP's conditions of approval to effectively address and mitigate the Project's numerous adverse impacts to the public health, safety, and welfare, as they are intrinsic to the operation of the recycling and trash transfer station in a community that is disproportionately burdened by multiple sources of pollution. Therefore, the Project cannot operate in an efficient, safe, and responsive manner while protecting the health of the public and it is not consistent with Goal PS/F 5 and Policy PS/F 5.1.

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.

The Commission finds that the Project is not consistent with Policy PS/F 5.2 because the Project is not in an appropriate location that is compatible with the surrounding land uses. Instead, the Project has resulted in numerous adverse impacts to the surrounding residences and businesses related to odors, noise, traffic, and other disturbances of the community's health, safety, and general welfare. There are no physical barriers, such as a freeway, a major highway, bodies of water, a park, or other infrastructure to effectively buffer the noise, odors, and airborne contamination from the 77 residential dwelling units located in close proximity to the Project Site, including 72 residential dwelling units within a 500-foot radius of the Project Site plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street. Some of these residential dwelling units are located directly across the street from the Project Site.

Physical and/or operational measures cannot be incorporated into the CUP's conditions of approval to effectively address and mitigate the Project's numerous adverse impacts to the public health, safety, and welfare, as they are intrinsic to the operation of the recycling and trash transfer station in a community that is disproportionately burdened by multiple sources of pollution. Therefore, the Project cannot operate in an environmentally sound manner and it is not consistent Policy PS/F 5.2.

23. GOALS AND POLICIES – ECONOMIC DEVELOPMENT ELEMENT. The Commission finds that the Project is not consistent with the following General Plan Economic Development Element Goal and Policies applicable to the proposed Project:

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

Policy ED 2.2: Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.

The Commission finds that the Project is not consistent with Policy ED 2.2 because 77 residential dwelling units are located in close proximity to the Project Site, including 72 residential dwelling units within a 500-foot radius of the Project Site plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street. Some of these residential dwelling units are located directly across the street from the Project Site. There are no physical barriers, such as a freeway, a major or secondary highway, bodies of water, a park, or other infrastructure, to effectively buffer these 77 residential dwelling units from the noise, odors, and airborne contamination generated by the Project. Instead, the Project Site's only inadequate buffers are local streets (Bonnie Beach Place, Whiteside Street, and Knowles Avenue) that are only 50-to-60-feet wide.

The Project's previously approved enclosed building, solid walls, perimeter deodorizer mister system, and landscaping were intended to facilitate compatibility with surrounding land uses. However, as noted in Finding 16, the community outreach conducted by Staff evidences that these physical and operational measures have proven inadequate and ineffective in addressing and mitigating adverse impacts to the public health, safety, and welfare, nor do they adequately facilitate compatibility with surrounding land uses. As noted in Finding No. 18, Staff analyzed 24 recycling and trash transfer facilities in the County that are not owned by the Permittee, and this analysis shows that the Project Site is amongst the smallest sites where similar uses are located in the County. This small lot size precludes the Project from being adequately separated and buffered from surrounding land uses, whereas larger lot sizes allow for greater separation and buffering between the similar facilities and their adjacent land uses. There are no meaningful or adequate buffers that can adequately address the adverse impacts resulting from the noise, odors, and airborne contaminants that are generated by this industrial Project towards residential and commercial uses nearby. Therefore, the Project is not consistent with Policy ED 2.2.

Policy ED 2.3: Ensure environmental justice in economic development activities.

The Project can be considered an economic development activity because it employs people and provides a necessary service to commercial and industrial businesses that employ people and otherwise contribute to the County's economy. However, the Project's location and operations are not consistent with Policy ED 2.3 because the Project does not ensure environmental justice. As noted in Finding 19, the Project is in a community that is disproportionately burdened by multiple sources of pollution. Census Tract No. 5307, where the Project Site is located, is in the 99th percentile of the CalEnviroScreen pollution burden score and is in the 98th percentile of the CalEnviroScreen overall score according to the County's Equity Indicators Report, which is attached to these findings and is also attached to the Report to the Commission dated February 15, 2024, as Exhibit K. The analysis for this census tract

demonstrates that it has the most egregious levels of exposure to ozone concentrations in the air, particulate matter concentrations in the air, diesel particulate matter emissions, toxic releases from facilities, traffic, drinking water contaminants, and lead exposure in homes when compared to all 8,035 census tracts statewide. Thus, the Project compounds this disproportionate impact on the surrounding community.

One reason that the Project does not ensure environmental justice in economic development activities is its relatively small size and inadequate buffers compared to similar land uses located in the County, many of which are located in communities that are not as disproportionately burdened by multiple sources of pollution as the community surrounding the Project Site. As noted in Finding No. 18, Staff analyzed 24 recycling and trash transfer facilities in the County that are not owned by the Permittee and determined that the Project Site is amongst the smallest sites where similar land uses are located in the County. This small lot size precludes the Project from being adequately separated and buffered from surrounding land uses, whereas larger lot sizes allow for greater separation and buffering between the similar facilities and their adjacent land uses. When Staff compared the Project to similar facilities that have residential uses within a 500-foot radius, regardless of the lot size, Staff determined that other facilities have physical buffers that the Project Site does not. The other facilities are buffered by freeways, a flood control basin, railroads, a large nursery, electrical transmission tower corridors maintained by the City of Los Angeles Department of Water and Power or Southern California Edison, and other industrial buildings, thereby reducing potential adverse impacts to the surrounding residents and businesses, such as those related to odors, noise, traffic, and aesthetic impacts.

The continued operation of a recycling and trash transfer facility at this location is an economic development activity that impedes environmental justice and is not consistent with Policy ED 2.3. If the Project continues operating, it will continue to result in numerous adverse impacts to the public health, safety, and welfare, including those related to odors, noise, diesel emissions, and particulate matter, in a census tract that has the most egregious levels of exposure to ozone concentrations in the air, particulate matter concentrations in the air, diesel particulate matter emissions, toxic releases from facilities, traffic, drinking water contaminants, and lead exposure in homes when compared to all 8,035 census tracts statewide. As such, while a recycling and trash transfer facility is an economic development activity, its continued operation inherently impedes environmental justice.

COMMUNITY PLAN CONSISTENCY FINDINGS

24. LAND USE POLICY. The Commission finds that the Project is consistent with the Community Plan's I (Industrial) land use designation. However, the Commission finds that the Project is not consistent with the Community Plan's Goals and Policies, as described in Finding 25.

25. GOALS AND POLICIES. The Commission finds that the following Community Plan Physical Environment Goals are applicable to the Project:

To protect the community health, safety, and general welfare.

The Commission finds that the Project is not consistent with this goal for the following reasons:

- a. The foul odors generated by the recycling and trash transfer station are unpredictable due to daily changing wind patterns and are exacerbated by hot weather. Odors are intensified when the metal roll-up doors at the Project facility are left open, trash is left overnight, or trash accumulates over a long holiday weekend.
- b. The noise from the rumbling, tipping, and beeping of trucks entering and exiting the recycling and trash transfer station occurs throughout every day that the facility operates, causing a nuisance to surrounding residents and businesses.
- c. The community shared that fires occurred at the Project Site on May 25, 2022, and October 26, 2023. Onsite staff tried to contain the fires but eventually the County Fire Department was called to put out the fires. If the recycling and trash transfer station continues to operate, there will be potential risks to community health and safety because more fires could start at the facility and spread to nearby residences due to the facility's proximity to those residences.
- d. Neighboring residents, business owners, and employees have expressed concerns over health impacts and medical conditions from airborne contaminants. Some individuals have reported an increase in skin rashes and asthma after working across the street from the Project Site.

To encourage high standards of development and improve aesthetic qualities of the community.

The Commission finds that the Project is not consistent with this goal for the following reasons:

- a. The recycling and trash transfer station inevitably requires that truck traffic circulate on local streets. The vehicles travel along Herbert Avenue, Bonnie Beach Place, Whiteside Street, and Medford Street, often leaking liquid waste and dropping smaller flyaway trash onto the immediate and nearby streets, negatively impacting the aesthetic qualities of the community. The Permittee uses a small street sweeper around the perimeter of the recycling and trash transfer station daily to clean up smaller debris. However, flyaway trash still ends up in yards, on plants, and on cars on nearby residential and non-residential properties. Some smaller debris is not swept up at all and remains stuck in potholes and cracks, as some streets have been damaged significantly by the weight of the trucks traveling to and from the Project Site.
- b. The surveys received as part of the community outreach conducted by Staff indicated that local streets around the Project Site are a target for illegal dumping of bulky items. Large items such as furniture, mattresses and even construction debris are left on the streets and sidewalks because of an erroneous belief that the recycling and trash transfer station will handle the pick-up since it is located nearby. However, the Project does not deal with those items and the responsibility instead falls on the County, as neighbors call the County Department of Public Works to clean up the items.

- c. The west-facing orientation of the roll-up metal doors on the facility causes residents on Bonnie Beach Place to have a direct view of the piles of trash from their homes. The high piles of trash are visible to all pedestrians when the roll-up doors are opened and diminish the aesthetic qualities of the community.
- d. Neighboring residents and business owners shared that flies are a nuisance throughout every day that the facility operates because they accumulate and follow the trash consistently. Previous CUPs included a condition of approval that required the Permittee to work with the Greater Los Angeles County Vector Control District to ensure that flies remain under control. However, similar to odors, flies are an intrinsic byproduct of trash and are unpredictable. Some loads of trash attract more flies than others, and seasonal changes also impact the abundance of flies in the area.

The Commission finds that the following Community Plan Land Use Policy is applicable to the Project:

Encourage the elimination of industrial uses in residential neighborhoods.

The Commission finds that the Project is not consistent with this Policy. Although the Project Site is in the Community Plan's I (Industrial) land use designation, there are 77 residential dwelling units located in close proximity to the Project Site, including 72 residential dwelling units within a 500-foot radius of the Project Site plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street. Some of these residential dwelling units are located directly across the street from the recycling and trash transfer station on Bonnie Beach Place and immediately behind Bonnie Beach Place on Herbert Avenue. All the trucks traveling to and from the Project Site must travel along these streets.

Previously approved CUP 00-145 for the recycling and trash transfer station attempted to address adverse impacts related to odors through a condition of approval stating that "an odor controlling chemical shall be sprayed over the entire load out transfer bay." [CUP No. 00-145 Condition 24(e)]. This condition of approval required the Permittee to install and operate an automatic deodorizer mister system from 6:00 a.m. to 9:00 p.m. in an attempt to mask the odors. The misters are located on the exterior of the building facing Bonnie Beach Place and along the perimeter walls of the Project Site closest to residential uses. Additionally, CUP 00-145 included a condition of approval that required the Permittee to install a sensor-activated automatic closing door on the transfer truck entrance to minimize odors from escaping the building [CUP No. 00-145 Condition 24(m)]. Lastly, previous CUPs included a condition of approval that required the Permittee to wash all trucks and floors within the facility's enclosure to further minimize odors.

These attempts to mitigate negative impacts have not been successful. Neighboring residents continue to experience adverse impacts related to odors originating from the operation of the recycling and trash transfer station. There do not appear to be any additional measures that could alleviate the negative impacts, as the Project's operations at its existing location are simply incompatible with the health and safety of surrounding residences and businesses.

The Commission finds that the following Community Plan Noise Policy is applicable to the Project:

Reduce the overall noise level in the community, especially where noise sensitive uses are affected.

The Commission finds that the Project is not consistent with this Policy. The continuous noise from loading and unloading waste and the rumbling, tipping, and beeping of trucks entering and exiting the recycling and trash transfer station is a nuisance to nearby residents and businesses throughout every day that the facility operates. Additionally, the truck traffic causes windows to vibrate and dwelling units to tremble as trucks continuously travel along local streets with residential uses to get to the Project Site. The noise is an intrusion into the daily life of residents and businesses adjacent to the Project and there is no feasible means to reduce the noise produced from the Project's operations.

ZONING CODE CONSISTENCY FINDINGS

26. **PERMITTED USE IN ZONE.** The Commission finds that the Project is not consistent with the M-2 zoning classification. A recycling and trash transfer station is permitted in the M-2 Zone with a CUP pursuant to County Code Section 22.22.030.C.1 but the findings required by County Code Section 22.158.050.B for approval of the CUP cannot be made as further set forth below.
27. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.316.070.K.1, which allows a maximum building height of 35 feet in the M-2 Zone. The existing building is 35 feet tall, which complies with the maximum height allowed in the East Los Angeles Community Standards District.
28. **PARKING.** The Commission finds that the Project is consistent with CUP No. 00-145 which required one parking space for each 1,000 square feet of enclosed area used for warehousing, and one parking space for each 400 square feet of enclosed area used for office space, in accordance with County Code Section 22.112.070. The Project Site includes 19 standard-sized parking spaces, one of which is accessible to persons with disabilities in compliance with the ADA.
29. **SIGNS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.316.060.C.2.a, which limits the total permitted sign area of all signs on a building or site to 10 percent of the building face (not to exceed 240 square feet). The existing signage is 211 square feet.

CONDITIONAL USE PERMIT FINDINGS

- 30. The Commission finds that the proposed use at the site will adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.**

As noted in Finding 16, Staff conducted outreach to 77 residential dwelling units and 17 businesses within or immediately outside of a 500-foot radius from the Project Site, which provided evidence that the Project generates numerous adverse impacts to the public health, safety, and welfare, including impacts related to odors, noise, aesthetic qualities, and traffic. Physical and operational measures incorporated into the conditions of previous CUPs that authorized the Project have proven inadequate and ineffective in addressing and mitigating these numerous adverse impacts to the public health, safety, and welfare, and did not help facilitate compatibility with surrounding uses. Therefore, physical and/or operational measures cannot be incorporated into the requested CUP's conditions of approval to effectively address and mitigate these adverse impacts because they are intrinsic to the operation of the recycling and trash transfer station at this location, which is not adequately buffered from surrounding land uses.

The General Plan consistency findings related to the approval of previous CUPs did not have to consider environmental justice goals and policies because they were not included in the previous General Plan, which was adopted in 1980. As noted in Finding 19, the current General Plan, which was adopted in 2015 and amended as part of the Green Zones Program in 2022, includes a Guiding Principle, goals, and policies related to environmental justice. Census Tract No. 5307, where the Project Site is located, is a community that disproportionately bears a burden from stationary sources of pollution due to incompatible land uses. This census tract consists of 94.9% people of color. 91.2% of these people of color identified as Hispanic or Latino. This census tract is in the 99th percentile of the CalEnviroScreen pollution burden score and is in the 98th percentile of the CalEnviroScreen overall score according to the County's Equity Indicators Report, which is attached to these findings and is also attached to the Report to the Commission dated February 15, 2024, as Exhibit K. The County's Equity Indicators Report is generated from LA County Planning's web-based Equity Indicators Geographic Information System, which aims to leverage data and technology to strengthen Countywide efforts towards spatial justice. Spatial justice is the concept that social justice is linked to physical space. This concept recognizes that injustices occur when the geographical location of a project discriminates against a group of people. The analysis for this census tract demonstrates that it has the most egregious levels of exposure to ozone concentrations in the air, particulate matter concentrations in the air, diesel particulate matter emissions, toxic releases from facilities, traffic, drinking water contaminants, and lead exposure in homes when compared to all 8,035 census tracts statewide.

As noted in Finding 19, the Project is not consistent with the Goals and Policies of the General Plan in the context of Environmental Justice, as defined in the General Plan. As noted in Findings 20 through 23, the Project is also not consistent with multiple General Plan Goals and Policies related to Land Use, Noise, Public Services and Facilities, and Economic Development due to numerous adverse impacts to the public health, safety, and welfare. Additionally, as noted in Finding 25, the Project is not consistent with multiple Community Plan Goals and Policies related to the Physical Environment, Land Use, and Noise, due to numerous adverse impacts to the public health, safety, and welfare. The authorization of the continued operation of a recycling and trash transfer facility at this location impedes environmental justice.

31. The Commission finds that the proposed site is not adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

As noted in Finding 18, Staff analyzed 24 recycling and trash transfer facilities in the County not owned by the Permittee and determined that the majority (16) of these facilities do not have any residential land uses within a 500-foot radius. By contrast, there are 44 properties with residential uses, with a total of 72 residential dwelling units, within a 500-foot radius of the Project Site plus five properties with five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street.

Of the eight similar facilities that do have residential land uses within a 500-foot radius, only three of the facility sites are smaller than three acres in size. The Project Site's lot area, which is only 1.26 acres, is amongst the smallest sites where similar facilities are located in the County. This small lot size precludes the Project from being adequately separated and buffered from surrounding land uses, whereas larger lot sizes allow for greater separation and buffering between the similar facilities and their adjacent land uses. Other facilities located within 500 feet of residential land uses are buffered by freeways, a flood control basin, railroads, a large nursery, electrical transmission tower corridors maintained by the City of Los Angeles Department of Water and Power or Southern California Edison, and other industrial buildings, thereby reducing potential adverse impacts to the surrounding residents and businesses, such as those related to odors, noise, traffic, and aesthetic impacts. In the context of environmental justice, it should be noted that many of these other facilities are located in communities that are not as disproportionately burdened by multiple sources of pollution as the community surrounding the Project Site.

Therefore, the Project Site is inadequate to accommodate a recycling and trash transfer station, even if it meets the minimum requirements for walls, parking, loading facilities and landscaping, because it lacks any significant physical buffering in order to integrate its use with the 77 residential dwelling units that are located in close proximity to the Project Site.

32. The Commission finds that the proposed site is not adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

The recycling and trash transfer station inevitably requires that truck traffic circulate on local streets serving residential uses, such as Knowles Avenue, Bonnie Beach Place, and Whiteside Street, which are only 50-to-60 feet wide, as noted in the table below. Although two Secondary Highways with a greater width are located near the Project Site, as noted in the table below, these Secondary Highways do not adjoin the Project Site and therefore do not provide direct access.

Public Right of Way	Type	Width
Knowles Avenue	Local Street	50 feet
Bonnie Beach Place	Local Street	60 feet
Whiteside Street	Local Street	60 feet
Medford Street	Secondary Highway	80 feet
Herbert Avenue	Secondary Highway	80 feet

The vehicles travel along Herbert Avenue, Bonnie Beach Place, Whiteside Street, and Medford Street, often leaking liquid waste and dropping smaller flyaway trash. An estimated 160 round trips of truck trips are conducted daily to process 700 TPD of municipal solid waste. The surveys received as part of the community outreach conducted by Staff indicate that trucks have damaged gates and vehicles parked on the streets as they maneuver out of the loading areas onto Knowles Avenue.

The previously approved CUP allowed a variety of vehicles to be used in conjunction with the recycling and transfer station, including trash/recycling collection trucks, public self-haul vehicles, transfer trucks with trailers, semi-trucks, flatbed-trucks, stake-bed trucks, automobiles, and pick-up trucks. This wide variety of trucks are intrinsic to the operation of the recycling and trash transfer facility and inseparable from its land use. Therefore, if the recycling and trash transfer station continues to operate, those trucks must continue to travel on local streets and their daily rumbling, vibration, and noise will continue to adversely impact nearby residents. Physical and operational measures incorporated into the conditions of previous CUPs for the Project have proven inadequate and ineffective in addressing and mitigating these adverse impacts. Therefore, the Commission finds that the Project Site is not adequately served by highways of sufficient width and improved as necessary to carry the kind and quantity of traffic the Project would generate.

ENVIRONMENTAL FINDINGS

33. The Commission finds that the Project is statutorily exempt from CEQA pursuant to State CEQA Guidelines section 15270 (Projects Which are Disapproved) and the Environmental Document Reporting Procedures and Guidelines for the County.

ADMINISTRATIVE FINDINGS

34. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. The proposed use will be inconsistent with the adopted General Plan and the adopted East Los Angeles Community Plan.
- B. The proposed use at the site will adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is not adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is not adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15270 (Projects Which Are Disapproved); and
- 2. Denies **CONDITIONAL USE PERMIT NO. RPPL2021004983.**

ACTION DATE: February 28, 2024

MG:CS:EMR

February 28, 2024

c: Each Commissioner, Zoning Enforcement, Building and Safety

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: February 15, 2024
HEARING DATE: February 28, 2024 AGENDA ITEM: 6
PROJECT NUMBER: PRJ2021-001849-(1)
PERMIT NUMBER(S): Conditional Use Permit (“CUP”) RPPL2021004983
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 1512 N. Bonnie Beach Place, East Los Angeles 90063
OWNER: Consolidated Disposal Services
APPLICANT: Consolidated Disposal Services
CASE PLANNER: Elsa M. Rodriguez, Principal Planner
erodriguez@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **DENIAL** of Project Number PRJ2021-001849-(1), CUP Number RPPL2021004983, based on the Findings (Exhibit C – Findings) contained within this report.

Staff recommends the following motions:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS STATUTORILY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION DENY CONDITIONAL USE PERMIT NUMBER RPPL2021004983 SUBJECT TO THE ATTACHED FINDINGS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- CUP for the continued operation of an existing recycling and trash transfer station at 1512 N. Bonnie Beach Place (“Project Site”) in the M-2 (Heavy Manufacturing) Zone pursuant to County Code Section 22.22.030 (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5).

B. Project

The applicant, Consolidated Disposal Services, is requesting a CUP for the continued operation of an existing recycling and trash transfer station. The recycling and trash transfer station receives non-hazardous mixed municipal solid waste (“MSW”) and recyclables that are processed, consolidated, and transferred to either an additional processing facility or a landfill via transfer trucks with trailers. CUP No. 00-145, approved on May 15, 2001, previously authorized the continued operation of the recycling and trash transfer station and allowed it to process 700 tons per day (“TPD”) of MSW and recyclables. CUP No. 00-145 expired on May 15, 2021. The applicant is requesting to continue the same daily waste intake and does not propose any changes to the existing 18,520-square-foot facility.

CUP No. 00-145 allowed trucks to access the Project Site from 6 a.m. to 9 p.m., Monday through Saturday, and allowed MSW and recyclables to be processed within the enclosed building 24 hours per day, Monday through Saturday. However, the recycling and trash transfer facility ceases operations when it reaches the 700 TPD limit of MSW and recyclables, which typically occurs at 2:30 p.m. but sometimes occurs as late as 5 p.m. A total of seven (7) employees are onsite during the largest shift, including one (1) supervisor, two (2) scale operators, three (3) equipment operators, and one (1) traffic spotter/laborer.

Other previous approvals for the same land use include:

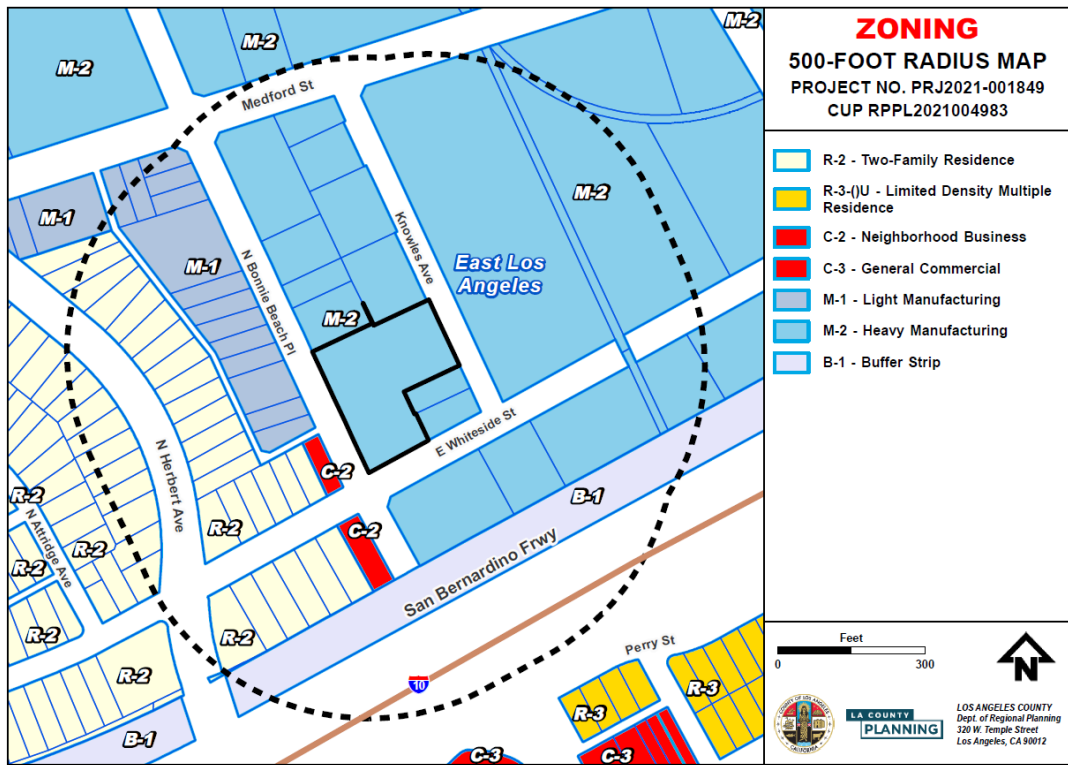
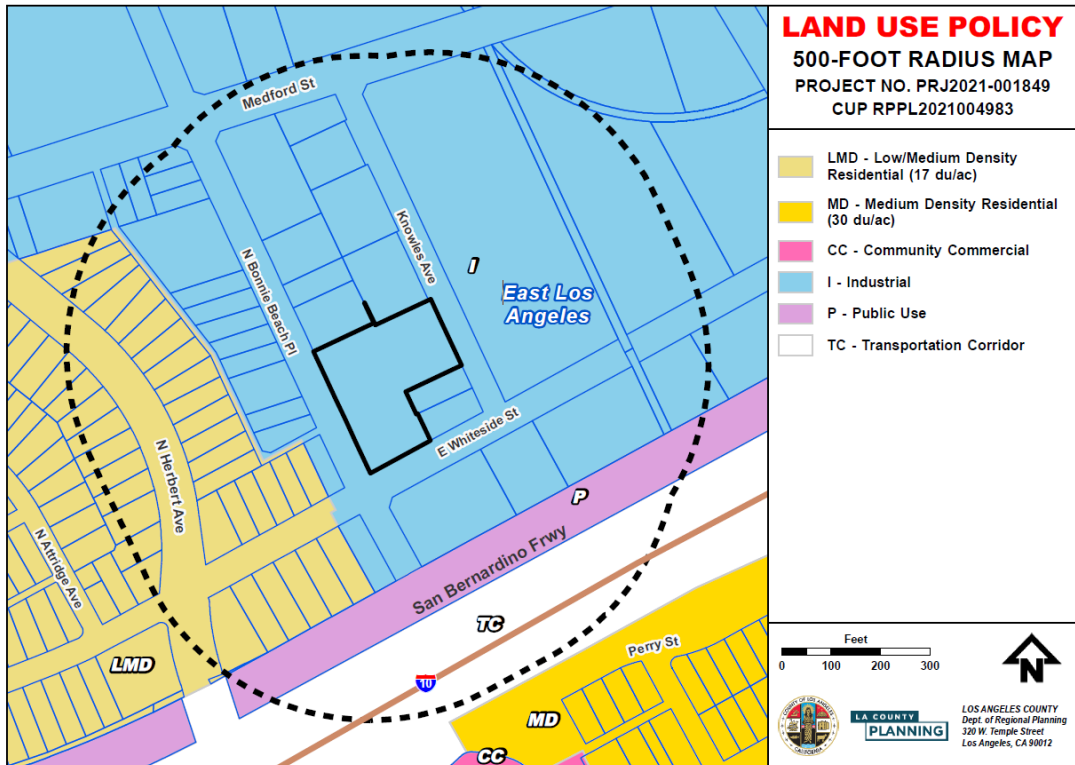
- CUP No. 89-211, approved on January 10, 1990, which authorized a new recycling and trash transfer station and allowed it to process 350 TPD of MSW and recyclables.
- CUP No. 95-240, approved on September 17, 1997, which authorized the continued operation of the recycling and trash transfer station and superseded CUP 89-211. The facility was approved to continue to process the same rate of 350 TPD of MSW and recyclables. The CUP also authorized the demolition of all existing buildings, the construction of a new recycling and trash transfer station, and other site changes to allow access for larger capacity semi-trucks and transfer trailers onto the Project Site. CUP No. 00-145 superseded CUP No. 95-240.

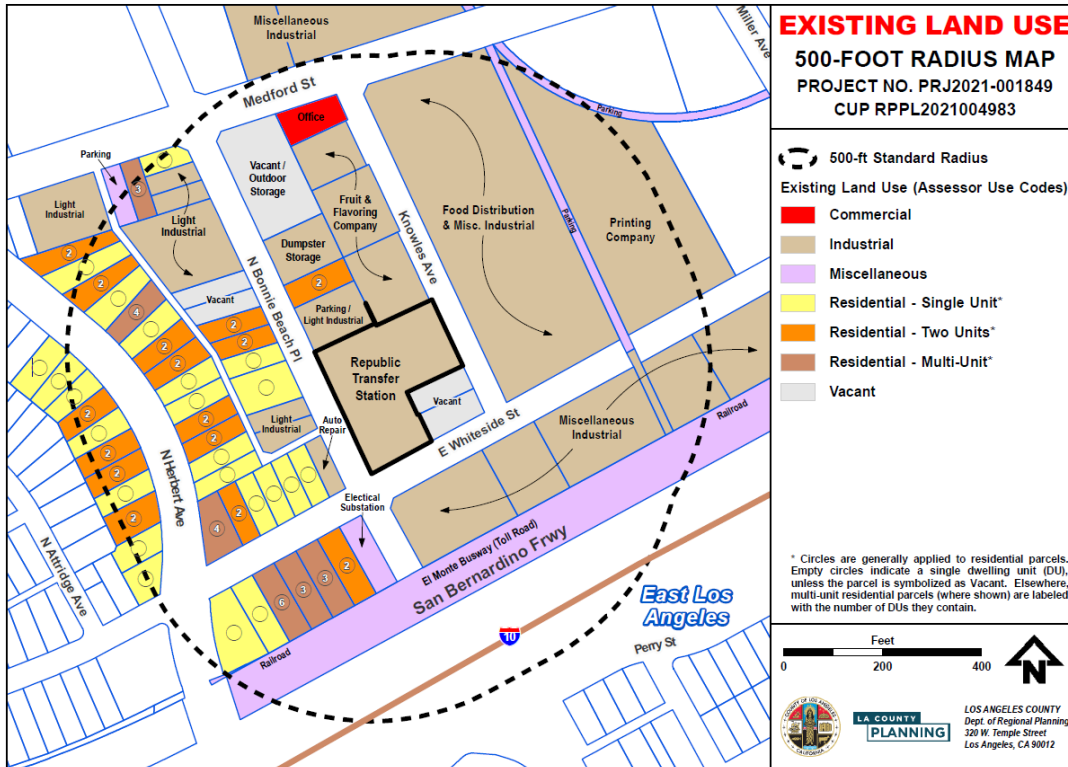
On June 9, 2010, the applicant applied for CUP No. 201000073, to increase the capacity of the recycling and trash transfer station from 700 TPD to 1,500 TPD of MSW and recyclables. The applicant withdrew CUP No. 201000073 on November 3, 2015, after the public hearing before the Regional Planning Commission was continued four times to address concerns raised by neighboring residents and business owners related to foul odors, noise impacts, and not complying with the conditions of CUP 00-145.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	EAST LOS ANGELES COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	I (Industrial)	M-2 (Heavy Manufacturing)	Recycling and Trash Transfer Station
NORTH	I	M-2	Food Flavoring; Manufacturing
EAST	I	M-2	Food Distribution; Delivery and Moving Services; Clothing Distribution
SOUTH	I	M-2	Warehousing
WEST	I and LMD (Low/Medium Density Residential	M-1 (Light Manufacturing); R-2 (Two Family Residence); C-2 (Neighborhood Commercial)	Single-family and Multi-family Residences; Auto Repair; Furniture Making; Food Truck Storage





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
2022	M-2	September 14, 1931

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CUP 89-211	To authorize a new recycling and trash transfer station to process 350 TPD of MSW and recyclables in an existing factory building.	Approved on January 10, 1990
CUP 95-240	To authorize the demolition of all existing buildings, the construction of a new recycling and trash transfer station, and other site changes to allow access for larger capacity semi-trucks and transfer trailers. Continue	Approved on September 17, 1997

	to process 350 TPD of MSW and recyclables.	
CUP 00-145	To increase the capacity of the recycling and trash transfer station from 350 TPD of MSW and recyclables to 700 TPD of MSW and recyclables.	Approved on May 15, 2001
CUP 201000073	To increase the capacity of the recycling and trash transfer station from 700 TPD of MSW and recyclables to 1,500 TPD of MSW and recyclables. The public hearing before the Regional Planning Commission was continued four times to address concerns raised by residents and business owners who opposed the CUP.	Withdrawn on November 3, 2015

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPZPE2018000745	Foul odors	Opened February 12, 2018 Closed April 7, 2020, after monitoring period revealed no further activity.
15-0001887-RZPVIO	Foul odors and rats	Opened April 2, 2015 Closed January 15, 2016, after monitoring period revealed no further activity.
11-0003892-RZPVIO	Foul odors and trucks queuing	Opened February 14, 2011 Closed October 1, 2012, after monitoring period revealed no further activity.

ANALYSIS

A. Land Use Compatibility

The Project is located within the East Los Angeles Community Plan (“Community Plan”), a component of the County General Plan (“General Plan”). Although the Project Site is in the Community Plan’s I (Industrial) land use designation, the land use is not compatible with the surrounding land uses. Staff recommends denial of the CUP because the recycling and trash transfer station generates multiple adverse impacts to the surrounding residences and businesses related to odors, noise, aesthetic qualities, and traffic. The Project is inconsistent with multiple General Plan and Community Plan Goals and Policies related to Land Use

Compatibility, Noise, Environmental Justice, and Community Health, Safety, and General Welfare.

Community Outreach

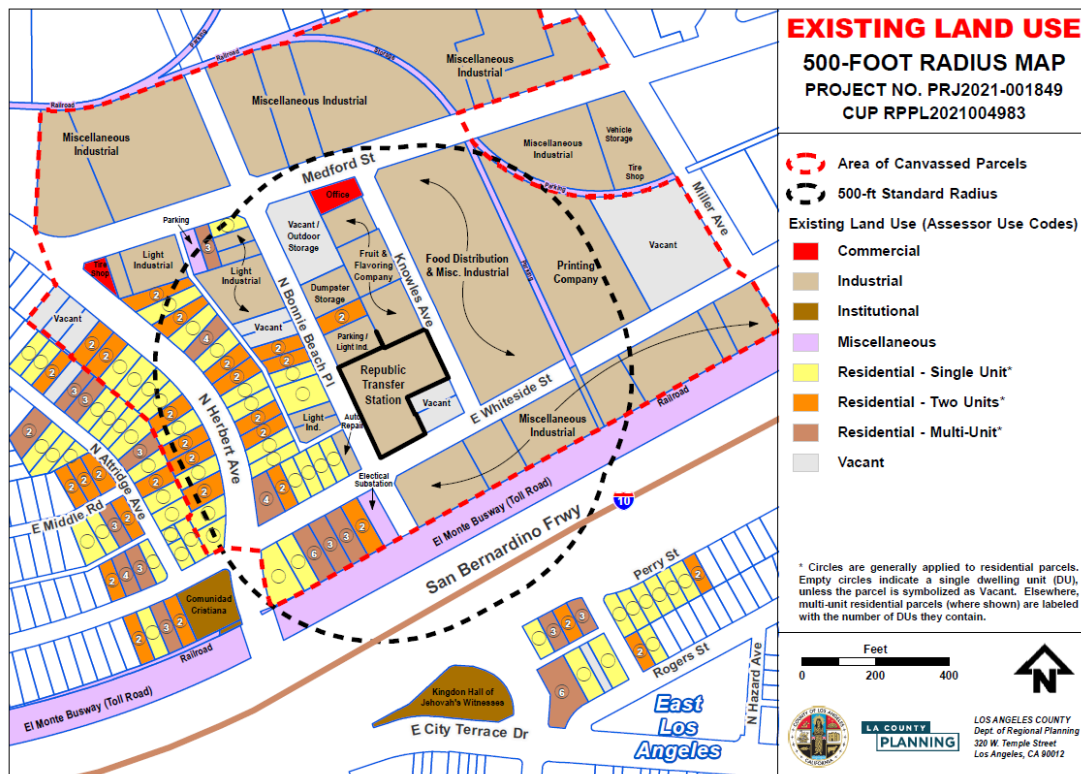
Staff conducted outreach and determined that the Project has numerous adverse impacts to the public health, safety, and welfare of the surrounding community, particularly to residents who are directly impacted by the Project on a frequent and regular basis, and that physical and/or operational measures cannot be incorporated into this CUP's conditions of approval to effectively address and mitigate these numerous adverse impacts.

Community Survey – Residents

On Saturday, April 30, 2022, Staff conducted door-to-door outreach to 72 residential dwelling units within a 500-foot radius of the Project Site, plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street, for a total of 77 dwelling units. The survey included six questions, including five questions regarding odors, noise, dust, traffic, and visual impacts, and one open-ended question regarding how the County could serve residents better. The survey was printed in English and Spanish. Staff conducted 33 surveys onsite with residents and left the remaining surveys on the gates or doors when direct contact could not be made. Residents could drop off their completed surveys at the City Terrace Library, submit their completed surveys via email, or submit their completed surveys by taking a picture of it with a smart phone, tablet, or other device, and submit the picture via text. The deadline to complete the survey was May 31, 2022. 41 surveys were received out of the 77 surveys distributed.

Community Survey – Businesses

On Monday, September 19, 2022, Staff conducted door-to-door outreach to 17 non-residential properties within a 500-foot radius of the Project Site, utilizing the same six-question survey distributed to the residential units. Staff contacted 20 different employees from the neighboring businesses. Of those 20 employees, 10 stated that they were used to the odors, noise, and truck traffic from the recycling and trash transfer station and did not have other comments for Staff, and the other 10 stated that odor was the most consistent concern as it was an issue throughout every day that the facility operated, with the odor being the worst in the early mornings, especially on hot days, followed by concerns regarding noise from the trucks and other adverse health impacts such as skin rashes and increased asthma attacks. None of the 20 employees knew how to formally submit a complaint related to the Project's operations.



Community Survey – Results

The results of this community outreach have informed Staff that even though the M-2 Zone allows a recycling and trash transfer station with a valid CUP, the continued operation of the Project has resulted in adverse impacts to the health, peace, comfort, and welfare of persons residing and working nearby. Additionally, physical and/or operational measures cannot be incorporated into the Project's CUP's conditions of approval to effectively address and mitigate these adverse impacts because they are intrinsic to the operation of the recycling and trash transfer station at this location as described in the rest of this staff report. For example, odors and noise are intrinsic adverse impacts and the size of the Project Site precludes the Project from being adequately separated and buffered from surrounding land uses.

Primary Concern – Odor. The surveys reveal that the top concern identified was odors, which were identified as occurring throughout every day that the facility operated, and most often in the early morning when trash had been present at the Project Site overnight. Both residents and employees from nearby businesses emphasized how awful the odors are, especially when the loading doors to the Project facility are left open, on hot days, and on Mondays when trash was left over from the weekend (or on Tuesdays after long holiday weekends). Several residents stated the Project's deodorizer misters do not work, poorly masking the odors or even making them worse. Residents shared that they avoid opening the windows on some days due to the odors and are very uncomfortable during hot days.

Secondary Concern – Noise. The second most identified concern by the survey results was noise. This was primarily due to the harsh-pitch beeping sound of trucks when they travel in reverse, and loud dropping sounds when trash is being transferred from the inbound trucks into the Project's building, and then again when the trash is transferred into the outbound trucks. Residents and employees from adjacent businesses stated the rumbling from the truck traffic on local streets is persistent throughout the day.

Other Concerns. Several other concerns were identified in the survey results, including:

- Residents and employees from nearby businesses cited truck traffic on the streets surrounding the Project Site and the additional wear and tear, including potholes, and dust resulting from the increased truck traffic.
- Residents and employees from nearby businesses stated that smaller “flyway” debris often piles up on vehicles, yards, and on the street despite the Project operator’s street sweeping.
- Three employees from nearby businesses stated that the trucks had damaged vehicles parked on the street as well as an existing gate.
- Chemicals from the deodorizer misters utilized by the Project leave a stain or odd film on vehicles nearby, with one employee indicating that he needed to wash his car often to avoid more damage to his vehicle's paint and finish.
- One business owner directly across from the Project Site at 3900 Whiteside Street was adamant that his employees suffered health impacts in the form of increased asthma attacks and skin rashes due to the business’ proximity to the Project.

Vision City Terrace Community Group Feedback

Staff attended Vision City Terrace (“VCT”) community group monthly meetings where members expressed ongoing concerns over nauseating odors generated from the Project. The VCT community group has shared that multiple complaints submitted to South Coast Air Quality Management District (“AQMD”) have not yielded any significant change and the odors persist.

In early April 2022, a member of the VCT community group shared that they were at Harrison Elementary School, located on the other side of the 10 Freeway about half a mile away from the Project Site, and reported that about 20 children and three staff members were experiencing foul odors during an outdoor gardening activity. Complaints were submitted to AQMD without any resulting action. Staff has identified two additional elementary schools, Robert F. Kennedy Elementary School and City Terrace Elementary School, which are also each about one-half mile from the Project Site. Based on the incident at Harrison Elementary School, it is reasonable to infer that children at these two additional elementary schools may also be exposed to the same foul odors while outdoors at their school.

Complaints to AQMD

Staff has reviewed the complaints submitted to AQMD and determined that these complaints provide evidence that the Project is not compatible with surrounding land uses due to adverse impacts related to odors. Numerous complaints have been submitted to AQMD, as follows:

Year	Complaints
2019	1
2020	3
2021	9
2022	90
2023	62 (as of August 31, 2023)

Generally, AQMD inspectors need to receive a minimum of six separate complaints to issue a Notice of Violation (“NOV”). However, as the odors are not always constant, by the time AQMD inspectors visit a site, odors have often dissipated or changed direction based on wind patterns. Therefore, AQMD inspectors do not often issue NOVs. AQMD inspectors issued one NOV in 2022 despite receiving 90 odor complaints in the same year. For example, an NOV was not issued in response to the complaints from the Harrison Elementary School incident in April 2022 described above. AQMD’s limitations do not mean that the odor complaints are invalid.

The recycling and trash transfer station does not have any equipment requiring permits from AQMD, which limits their enforcement role. Therefore, the primary method AQMD uses to take any enforcement action is via Public Nuisance Rule 402 (“Rule 402”) and Public Nuisance Rule 403 (“Rule 403”). AQMD inspectors issue NOVs to facilities pursuant to Rule 402, which relates to emissions, when they are able to confirm that the emissions have impacted a considerable number of people in any one day – generally at least six individuals from separate households. AQMD inspectors issue NOVs to facilities pursuant to Rule 403, which relates to fugitive dust, when they directly observe the violation, such as dust crossing the property line or excessive “track out” when trucks exiting the facility drag out mud or dirt from their tires onto the public right of way.

Staff identified three notices that AQMD issued to the applicant by researching AQMD’s Facility Information Detail public website (Facility ID Number 171215), as follows:

- On February 10, 2023, AQMD issued a Notice to Comply (“NTC”) (NTC Number E56616) requiring the applicant to submit an Odor Management Plan in compliance with Public Nuisance Rule 410. On May 11, 2023, AQMD closed the case because the applicant complied with this NTC.
- On December 22, 2022, AQMD issued an NOV (NOV Number P74782) for allowing “track out” to extend more than 25 feet from the point of origin, which is not in compliance with Rule 403 for fugitive dust, which limits the extent of the “track out” to 25 feet from the point of origin. AQMD closed the case because the applicant complied with this NOV. AQMD staff did not observe any more “track out.”

- On March 30, 2015, AQMD issued an NTC (NTC Number E56616) for signage. The recycling and trash transfer station was required to incorporate AQMD contact information on a sign visible to the public 24 hours each day on seven days each week. AQMD closed the case because the applicant complied with this NTC.

Analysis of Similar Land Uses

An analysis of similar recycling and trash transfer facilities in the County conducted by Staff provides evidence that the Project is not compatible with surrounding land uses because it is not adequately separated and buffered from surrounding land uses when compared to similar facilities. Additionally, the size of the Project Site precludes the Project from being adequately separated and buffered from surrounding land uses.

Staff analyzed 24 recycling and trash transfer facilities in the County that are not owned by the applicant and determined that the Project Site is amongst the smallest sites where similar facilities are located in the County. The sites of the 24 similar facilities range from 0.65 acres to 68.65 acres in size whereas the Project Site is 1.26 acres in size. 16 sites out of the 24 sites are larger than three gross acres in size whereas the Project Site is smaller than three gross acres in size, and of the eight sites that are smaller than three gross acres, only one is smaller than the Project Site. The larger lot sizes allow for greater separation and buffering between the similar facilities and their adjacent uses. Additionally, half of the facilities in the table below directly adjoin Major Highways and one directly adjoins a Secondary Highway, unlike the Project Site, which does not adjoin a Highway, which forces inbound and outbound trucks to use local streets that primarily serve residential land uses.

Table A: Location

Similar Facilities Within a 500-Foot Radius of Residential Land Uses

The following table lists eight facilities that are all located within a 500-foot radius of residential land uses, which vary in size from 0.65 acres to 68.65 acres, and their existing buffers:

	Facility Name	Size (gross acres)	Existing Buffers
1	Southern Cal Disposal Santa Monica (Assessor’s Parcel Number (“APN”): 4268-017-022) 1914 Frank Street Santa Monica, CA 90404	0.65 acres	10 Freeway; other industrial uses
2	Culver City Transfer Station (APN: 4204-005-900) 9275 Jefferson Boulevard Culver City, CA 90232	1.55 acres	Ballona Creek Channel; Major Highway; Recreational Park; Culver City Stairs

3	City Terrace / Southland Disposal (APNs: 5224-009-025 and 5224-009-014) 1525 Fishburn Avenue Los Angeles, CA 90063	1.62 acres	Other industrial uses
4	Active Recycling Co, Inc. (APN: 6001-001-001) 2000 W. Slauson Ave, Los Angeles, CA 90047	3.48 acres	Major Highway; commercial shopping center; City of LA Bureau of Sanitation truck storage facility
5	UWS Transfer Station (APN: 8168-001-044) 9016 Norwalk Boulevard, Santa Fe Springs, CA 90670	3.72 acres	Major highway; Union Pacific Railroad; other industrial uses
6	Paramount Resource Recycling (APNs: 6236-031-053 and 6236-031-055) 7230 Petterson Lane Paramount, CA 90723	4.42 acres	Southern California Edison and City of LA Department of Water and Power transmission lines; railroad lines; other industrial uses
7	Athens Services City of Industry Material Recovery Facility (APNs: 8206-012-053 and 8206-011-009) 14048 E. Valley Boulevard, City of Industry, CA 91746	9.34 acres	Major Highway; other industrial uses
8	Azusa Land Reclamation (APN: 8615-016-006) 1211 W. Gladstone Street, Azusa, CA 91702	68.65 acres	Secondary Highway; self-storage facility; truck driving school; other industrial uses; mature trees

The eight facilities listed in Table A, above, vary in size and operate within a 500-foot radius of residential land uses, but each of the facilities have physical barriers that separate and buffer them from nearby residences, such as freeways, a flood control basin, railroads, a large nursery, electrical transmission tower corridors maintained by the City of Los Angeles Department Water and Power or Southern California Edison, and other industrial buildings, thereby reducing potential adverse impacts. By comparison, the Project Site is located across the street from residential land uses on North Bonnie Beach Place with no effective physical barrier to create a buffer.

Table B: Lot Size

Similar Facilities Smaller Than Three Gross Acres

The following table lists eight facilities that are all under three gross acres in size, some of which are located within 500 feet of residential land uses, and their existing buffers:

	Facility Name and Location	Size (gross acres)	Residential Uses Within a 500-Foot Radius?	Existing Buffers
1	Southern Cal Disposal Santa Monica (Assessor's Parcel Number APN: 4268-017-022) 1914 Frank Street Santa Monica, CA 90404	0.65 acres	Yes	10 Freeway; other industrial uses
2	Waste Transfer & Recycling (APN): 5170-010-003) 840 S. Mission Road Los Angeles, CA 90023	1.53 acres	No	10 and 60 Freeways; other industrial uses
3	Culver City Transfer Station (APN: 4204-005-900) 9275 Jefferson Blvd Culver City, CA 90232	1.55 acres	Yes	Ballona Creek Channel; Major Highway; Recreational Park; Culver City Stairs
4	City Terrace / Southland Disposal (APNs: 5224-009-025 and 5224-009-014) 1525 Fishburn Avenue Los Angeles, CA 90063	1.62 acres	Yes	Other industrial uses
5	Sun Valley Paperstock (APNs: 2631-034-029 and 2631-034-030) 11501 Tuxford Street Los Angeles, CA 91352	1.66 acres	No	5 Freeway; other industrial uses
6	Waste Resources Recovery (APN: 6129-002-029) 357 W. Compton Boulevard Gardena, CA 90248	2.39 acres	No	Other industrial uses
7	Burbank Recycle Center (APN: 2451-005-901) 500 S. Flower Street Burbank, CA 91502	2.4 acres	No	5 Freeway; other industrial uses

8	The Conservation Station (APNs: 2805-001-024 and 2805-001-026) 20833 Santa Clara Street Santa Clarita, CA 91351	2.55 acres	No	Santa Clara River; other industrial uses
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As noted in Table B, of the eight facilities that are smaller than three gross acres in size, five do not have any residential land uses within a 500-foot radius. In comparison, there are 72 residential dwelling units within a 500-foot radius of the Project Site, with an additional five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street.

Only three facilities that are similar in size to the Project Site have residential land uses within a 500-foot radius:

- **City Terrace Southland Disposal** (No. 4 in Table B) is 1.62 acres and has 57 residential dwelling units within a 500-foot-radius;
- **Culver City Transfer Station** (No. 3 in Table B) is 1.55 acres and has 47 residential dwelling units within a 500-foot-radius; and
- **Southern Cal Disposal Santa Monica** (No. 1 in Table B) is 0.65 acres and has 201 residential dwelling units within a 500-foot-radius.

Similar to the rest of the facilities in Table B, these three facilities have additional physical buffers from nearby residential land uses that the Project Site does not. In Culver City, the facility is separated from residential land uses by the Ballona Creek and Bike Path on one end and by the Culver City Stairs Recreational Trail on the other. In Santa Monica, the facility directly adjoins the 10 Freeway, which serves as a large barrier between the facility and nearby residential land uses. The other facility in unincorporated East Los Angeles is not directly across the street from residential land uses; rather, residential land uses are located approximately 250 feet away and are buffered by existing industrial buildings that separate the facility from the nearby residential land uses. Therefore, while there are other recycling and trash transfer facilities in the County similar to the Project in size, none of them are located on a site in direct proximity to a large number of residential land uses without the aid of natural buffers to help mitigate operational impacts, thereby presenting unavoidable adverse impacts to the health and safety of people who reside and work nearby.

General Plan Consistency: Environmental Justice

The Project is not consistent with the Goals and Policies of the General Plan in the context of Environmental Justice, as identified in [Chapter 3: Guiding Principles](#).

Guiding Principle 5 of Chapter 3 is to “Provide healthy, livable and equitable communities.” As noted in the description of Guiding Principle 5, the General Plan addresses environmental justice by raising awareness of a number of issues that impact the County’s unincorporated areas, including but not limited to excessive noise, traffic, water pollution, air pollution, and

heavy industrial uses. The General Plan also addresses environmental justice by emphasizing the importance of meaningful coordination and actions.

The description of Environmental Justice following Guiding Principle 5 states that it 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 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.

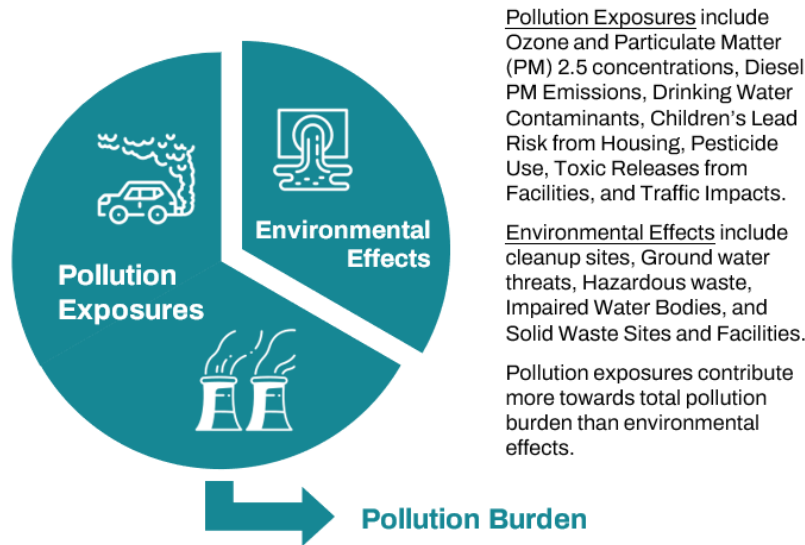
The description of Environmental Justice following Guiding Principle 5 also mentions the need to identify communities that disproportionately bear a burden from stationary sources of pollution due to incompatible land uses and to better regulate incompatible land uses. Census Tract No. 5307, where the Project Site is located, meets those criteria, pursuant to the following analysis:

Census Tract No. 5307 consists of 94.9% people of color. 91.2% of these people of color identified as Hispanic or Latino. Census Tract No. 5307 is in the 99th percentile of the CalEnviroScreen pollution burden score and is in the 98th percentile of the CalEnviroScreen overall score pursuant to the County's Equity Indicators Report, which is attached as Exhibit K. The County's Equity Indicators Report is generated from LA County Planning's web-based Equity Indicators Geographic Information System, which aims to leverage data and technology to strengthen Countywide efforts towards spatial justice. Spatial justice is the concept that social justice is linked to physical space. This concept recognizes that injustices occur when the geographical location of a project discriminates against a group of people.¹

The CalEnviroScreen pollution burden score analyzes 13 indicators related to pollution exposure and environmental effects. The environmental effects component is half-weighted and the average of the two determines the total pollution burden score ([CalEnviroScreen Report](#)).

¹ Soja, E. (2009) [The city and spatial justice](#). *Spatial justice*, n° 01 September 2009, <http://www.jssi.org>

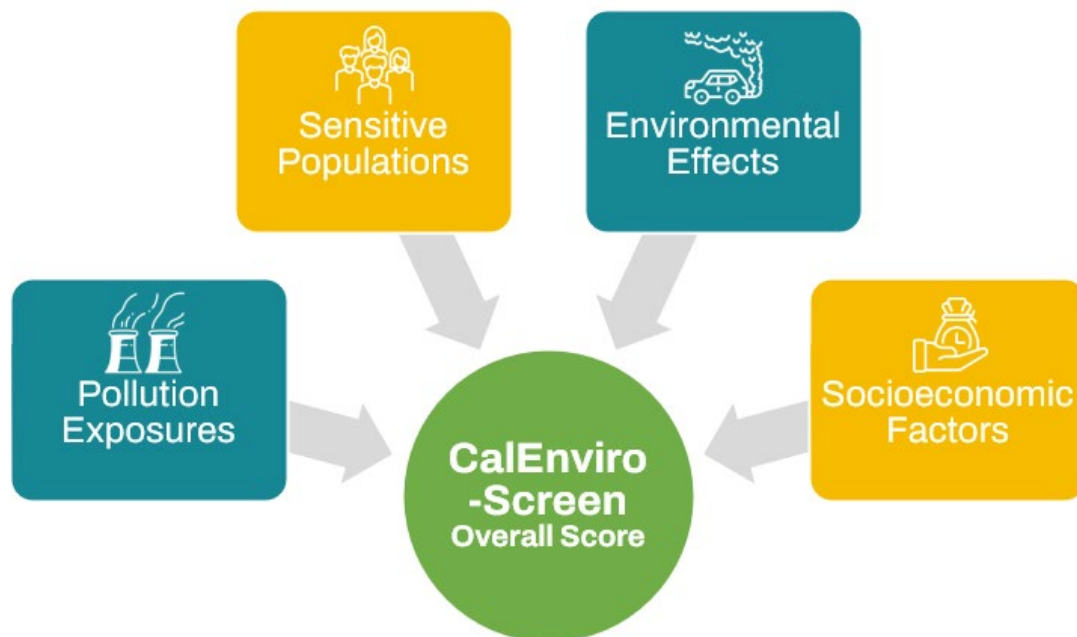
Pollution burden is comprised of pollution exposures and environmental effects:



The CalEnviroScreen overall score is inclusive of the pollution score. The overall score is calculated by multiplying the pollution burden score by the population characteristics score. The percentiles range from 0% to 100% and represent the least pollution-burdened to most pollution-burdened census tracts in the state. The higher the percentile, the greater the pollution burden for the census tract.



The 99th percentile of the CalEnviroScreen pollution burden score and the 98th percentile of the CalEnviroScreen overall score represent the most egregious levels of exposure to ozone concentrations in the air, particulate matter concentrations in the air, diesel particulate matter emissions, toxic releases from facilities, traffic, drinking water contaminants, and lead exposure in homes when compared to all 8,035 census tracts statewide.



Out of the 81 census tracts statewide that are in the 99th percentile of the CalEnviroScreen pollution burden score, 70 of them are in the County ([Cal EnviroScreen Dashboard](#)). Two of these 70 census tracts, including Census Tract No. 5307 (where the Project is located), are in unincorporated East Los Angeles. Additionally, 18 of these 70 census tracts are located within two miles of the Project Site. Out of the 150 census tracts statewide that are in the 98th percentile of the CalEnviroScreen overall score, 112 of them are in the County. Two of these 112 census tracts, including Census Tract No. 5307, are in unincorporated East Los Angeles. Additionally, 17 of these 112 census tracts are located within two miles of the Project Site. This demonstrates that the broader surrounding community disproportionately bears a burden from stationary sources of pollution due to incompatible land uses. The Project, due to its operations and proximity to residential land uses, significantly contributes to this disproportionate impact.

General Plan Consistency: Land Use Element

The Project is not consistent with the following Goals and Policies of the General Plan Land Use Element:

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.

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

Policy LU 9.1: Promote community health for all neighborhoods.

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

The Project is not consistent with Goal LU 9 and Policies LU 7.1., 9.1, and 9.4 because 77 residential dwelling units are located in close proximity to the Project Site, including 72 residential dwelling units within a 500-foot radius of the Project Site plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street. Some of these residential dwelling units are located directly across the street from the Project Site. There are no adequate or meaningful physical buffers such as a park, a body of water, or other industrial buildings to effectively reduce impacts.

A sensitive receptor is a resident, student, or employee spending time within 500 feet from the Project Site. These individuals are most likely to reside or spend time in 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. Therefore, the recycling and trash transfer facility does not protect the health of sensitive receptors because the Project has resulted in adverse impacts related to odors, noise, traffic, and neighborhood aesthetic qualities. Physical and/or operational measures cannot be incorporated into this CUP's conditions of approval to effectively address and mitigate these impacts due to the location and size of the Project.

Additionally, as noted above, the Project is in a community that is disproportionately burdened by multiple sources of pollution. Census Tract No. 5307, where the Project Site is located, is in the 99th percentile of the CalEnviroScreen pollution burden score and is in the 98th percentile of the CalEnviroScreen overall score, according to the County's Equity Indicators Report, which is attached as Exhibit K. The analysis for this census tract demonstrates that it has the most egregious levels of exposure to ozone concentrations in the air, particulate matter concentrations in the air, diesel particulate matter emissions, toxic releases from facilities, traffic, drinking water contaminants, and lead exposure in homes when compared to all 8,035 census tracts statewide.

Therefore, the Project is not consistent with Goal LU 9 and Policies LU 7.1, 9.1, and 9.4 because the Project is not compatible with surrounding residential land uses, does not promote community health, and does not protect the health of sensitive receptors, and because physical and/or operational measures cannot be incorporated into the CUP's conditions of approval to effectively address and mitigate the Project's adverse impacts in a manner that will promote community health and protect the health of sensitive receptors.

General Plan Consistency: Noise Element

The Project is not consistent with the following Goals and Policies of the General Plan Noise Element:

Goal N 1: The reduction of excessive noise impacts

The Project is not consistent with Goal N 1 because the Project produces excessive noise impacts. As noted above, during the community outreach conducted by Staff, residents expressed that noise from the rumbling, tipping, engine revving, and beeping of trucks entering and exiting the recycling and trash transfer station occurs throughout every day that the facility operates, Monday through Saturday, causing a nuisance to surrounding residents and businesses. Additionally, truck traffic causes windows to vibrate and dwelling units to tremble as trucks continuously travel along local streets serving residential uses to get to the Project Site.

The findings related to CUP No. 00-145, which was previously approved for this land use, identified a variety of vehicles that are used in conjunction with the recycling and trash transfer station, including trash/recycling collection trucks, public self-haul vehicles, transfer trucks with trailers, semi-trucks, flatbed-trucks, stake-bed trucks, automobiles, and pick-up trucks [CUP 00-145 Finding 16(g)]. Approximately 160 round trips of truck traffic are conducted daily to process the current 700 TPD of municipal solid waste [CUP 00-145 Finding 16(g)]. The variety of trucks that enter the facility throughout every day that the facility operates generate varying levels of noise that impact the surrounding residences and businesses because each vehicle carries a different amount of waste in its load. Furthermore, physical and/or operational measures cannot be incorporated into the CUP's conditions of approval to reduce noise to an extent that would adequately address and mitigate the excessive noise impacts generated by the Project because they are intrinsic to the operation of the recycling and trash transfer station at this location, which is not adequately buffered from surrounding land uses. Therefore, the Project is not consistent with Goal N 1.

Policy N 1.1: Utilize land uses to buffer noise-sensitive uses from sources of adverse noise impacts.

The Project is not consistent with Policy N 1.1 because there are no land use buffers, such as a freeway, a major or secondary highway, a body of water, a park, or other infrastructure to effectively buffer the noise generated by the Project from surrounding noise-sensitive land uses, including adjacent residential land uses. Instead, the Project Site's only buffers are local streets (Bonnie Beach Place, Whiteside Street, and Knowles Avenue) that are only 50-to-60-feet wide. Noise is an intrusion into the daily life of residents and businesses adjacent to the recycling and trash transfer station. Noise can be a source of emotional strain and frustration when the noise is constant and beyond a person's control, as is the case with the recycling and trash transfer station.

Policy N 1.2: Reduce exposure to noise impacts by promoting land use compatibility.

The Project is not consistent with Policy N 1.2. Although the recycling and trash transfer station includes an enclosed building, this structure is not sufficient to reduce exposure to noise impacts from the various trucks that enter and exit the Project Site throughout every day that the facility operates. As noted above, the community outreach survey conducted by Staff identified noise as a top concern, second only to foul odors, due to the beeping of trucks backing up and loud dropping sounds when trash is transferred from the inbound trucks into the building and then again when the trash is transferred into the outbound trucks. The Project is not consistent with Policy N 1.2 because it is not in an appropriate location that is compatible with surrounding land uses and therefore does not promote a reduction in exposure to noise impacts. Physical and/or operational measures cannot be incorporated into this CUP's conditions of approval to adequately reduce exposure to noise impacts generated by the Project because they are intrinsic to the operation of the recycling and trash transfer station at this location, which lacks adequate natural or infrastructure buffers between the Project Site and surrounding land uses.

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.

The Project is not consistent with Policies N 1.10 and N 1.11 because 77 residential dwelling units are located in close proximity to the Project Site, including 72 residential dwelling units within a 500-foot radius of the Project Site, plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street. Some of these residential dwelling units are located directly across the street from the Project Site. The residential dwelling units located directly across the street from the Project Site on Bonnie Beach Place were legally established prior to the construction of the recycling and trash transfer facility and are oriented directly towards the facility's west-facing four large metal roll-up doors without any effective buffers; the only buffer is Bonnie Beach Place, a local street that is only 60 feet wide. Residents have a direct view of the piles of trash from their front yards and are exposed to a source of noise throughout every day that the facility operates. Additionally, the truck traffic causes windows to vibrate and dwelling units to tremble as large trucks continuously travel along local streets serving residential uses to get to the Project Site.

Physical and/or operational measures cannot be incorporated into the Project's CUP's conditions of approval to effectively address and mitigate noise and vibration impacts due to the Project Site's insufficient buffers from sensitive receptors near the Project Site, including existing residential dwelling units located directly across the street from the Project Site that

were legally established prior to the construction of the recycling and trash transfer facility. Therefore, the Project is not consistent with Policies N 1.10 and N 1.11.

General Plan Consistency: Public Services and Facilities Element

The Project is not consistent with the following General Plan Public Services and Facilities Element Goal and Policies applicable to the proposed Project:

Goal PS/F 5: Adequate disposal capacity and minimal waste and pollution.

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.

The Project is not consistent with Policy PS/F 5.1 because, as noted above, the Project is in a community that is disproportionately burdened by multiple sources of pollution. Census Tract No. 5307, where the Project Site is located, is in the 99th percentile of the CalEnviroScreen pollution burden score and is in the 98th percentile of the CalEnviroScreen overall score according to the County's Equity Indicators Report, which is attached as Exhibit K. The analysis for this census tract demonstrates that it has the most egregious levels of exposure to ozone concentrations in the air, particulate matter concentrations in the air, diesel particulate matter emissions, toxic releases from facilities, traffic, drinking water contaminants, and lead exposure in homes when compared to all 8,035 census tracts statewide. A recycling and trash transfer facility generates pollution and the continued operation of the Project at this location does not protect the health and safety of the 77 residential dwelling units located in close proximity to the Project Site, including 72 residential dwelling units within a 500-foot radius of the Project Site plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street. Some of these residential dwelling units are located directly across the street from the Project Site.

As noted above, Staff analyzed 24 recycling and trash transfer facilities in the County that are not owned by the applicant and determined that the Project Site is amongst the smallest sites where similar uses are located in the County. This small lot size precludes the Project from being adequately separated and buffered from surrounding land uses, whereas larger lot sizes allow for greater separation and buffering between the similar facilities and their adjacent land uses. As also noted above, during the door-to-door survey neighboring residents and business owners expressed concerns related to odors, noise, traffic and other disturbances of the community's health, safety, and general welfare, including:

- **Foul odors.** Residents shared that foul odors wake them up in the middle of the night, that complaints to AQMD have not yielded any significant changes, and that the deodorizer mister system utilized by the Project does not mask odors and actually makes them worse.
- **Aesthetics.** Smaller fly-away trash ends up on the residents' and businesses' lawns and cars, and in potholes, and the Project's metal roll-up doors face west towards

residential dwelling units, resulting in a sightline of high piles of trash from their front yards.

- **Noise.** The noise from the rumbling, tipping, engine revving and beeping of trucks entering and exiting the recycling and trash transfer station occurs throughout every day that the facility operates, in addition to loud sounds when trash is transferred from the inbound trucks into the Project's facility and then again when the trash is transferred into the outbound trucks.

Physical and/or operational measures cannot be incorporated into the CUP's conditions of approval to effectively address and mitigate the Project's numerous adverse impacts to the public health, safety, and welfare, as they are intrinsic to the operation of the recycling and trash transfer station in a community that is disproportionately burdened by multiple sources of pollution. Therefore, the Project cannot operate in an efficient, safe, and responsive manner while protecting the health of the public and it is not consistent with Goal PS/F 5 and Policy PS/F 5.1.

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.

The Project is not consistent with Policy PS/F 5.2 because the Project is not in an appropriate location that is compatible with the surrounding land uses. Instead, the Project has resulted in numerous adverse impacts to the surrounding residences and businesses related to odors, noise, traffic, and other disturbances of the community's health, safety, and general welfare. There are no physical barriers, such as a freeway, a major highway, bodies of water, a park, or other infrastructure to effectively buffer the noise, odors, and airborne contamination from the 77 residential dwelling units located in close proximity to the Project Site, including 72 residential dwelling units within a 500-foot radius of the Project Site plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street. Some of these residential dwelling units are located directly across the street from the Project Site.

Physical and/or operational measures cannot be incorporated into the CUP's conditions of approval to effectively address and mitigate the Project's numerous adverse impacts to the public health, safety, and welfare, as they are intrinsic to the operation of the recycling and trash transfer station in a community that is disproportionately burdened by multiple sources of pollution. Therefore, the Project cannot operate in an environmentally sound manner, and it is not consistent with Policy PS/F 5.2.

General Plan Consistency: Economic Development Element

The Project is not consistent with the following General Plan Economic Development Element Goal and Policies applicable to the proposed Project:

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

Policy ED 2.2: Utilize adequate buffering and other land use practices to facilitate the compatibility between industrial and non-industrial uses.

The Project is not consistent with Policy ED 2.2 because 77 residential dwelling units are located in close proximity to the Project Site, including 72 residential dwelling units within a 500-foot radius of the Project Site plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street. Some of these residential dwelling units are located directly across the street from the Project Site. There are no physical barriers, such as a freeway, a major or secondary highway, bodies of water, a park, or other infrastructure, to effectively buffer these 77 residential dwelling units from the noise, odors, and airborne contamination generated by the Project. Instead, the Project Site's only inadequate buffers are local streets (Bonnie Beach Place, Whiteside Street, and Knowles Avenue) that are only 50-to-60-feet wide.

The Project's previously approved enclosed building, solid walls, perimeter deodorizer mister system, and landscaping were intended to facilitate compatibility with surrounding land uses. However, as noted above, the community outreach conducted by Staff provided evidence that these physical and operational measures have proven inadequate and ineffective in addressing and mitigating adverse impacts to the public health, safety, and welfare, nor do they adequately facilitate compatibility with surrounding land uses. As also noted above, Staff analyzed 24 recycling and trash transfer facilities in the County that are not owned by the applicant, and this analysis shows that the Project Site is amongst the smallest sites where similar uses are located in the County. This small lot size precludes the Project from being adequately separated and buffered from surrounding land uses, whereas larger lot sizes allow for greater separation and buffering between the similar facilities and their adjacent land uses. There are no meaningful or adequate buffers that can adequately address the adverse impacts resulting from the noise, odors, and airborne contaminants that are generated by this industrial Project towards residential and commercial uses nearby. Therefore, the Project is not consistent with Policy ED 2.2.

Policy ED 2.3: Ensure environmental justice in economic development activities.

The Project can be considered an economic development activity because it employs people and provides a necessary service to commercial and industrial businesses that employ people and otherwise contribute to the County's economy. However, the Project's location and operations are not consistent with Policy ED 2.3 because the Project does not ensure environmental justice. As noted above, the Project is in a community that is disproportionately burdened by multiple sources of pollution. Census Tract No. 5307, where the Project Site is

located, is in the 99th percentile of the CalEnviroScreen pollution burden score and is in the 98th percentile of the CalEnviroScreen overall score according to the County's Equity Indicators Report, which is attached as Exhibit K. The analysis for this census tract demonstrates that it has the most egregious levels of exposure to ozone concentrations in the air, particulate matter concentrations in the air, diesel particulate matter emissions, toxic releases from facilities, traffic, drinking water contaminants, and lead exposure in homes when compared to all 8,035 census tracts statewide. Therefore, the Project compounds this disproportionate impact on the surrounding community.

One reason that the Project does not ensure environmental justice in economic development activities is its relatively small size and inadequate buffers compared to similar land uses located in the County, many of which are located in communities that are not as disproportionately burdened by multiple sources of pollution as the community surrounding the Project Site. As noted above, Staff analyzed 24 recycling and trash transfer facilities in the County that are not owned by the applicant and determined that the Project Site is amongst the smallest sites where similar land uses are located in the County. This small lot size precludes the Project from being adequately separated and buffered from surrounding land uses, whereas larger lot sizes allow for greater separation and buffering between the similar facilities and their adjacent land uses. When Staff compared the Project to similar facilities that have residential uses within a 500-foot radius, regardless of the lot size, Staff determined that other facilities have physical buffers that the Project Site does not. The other facilities are buffered by freeways, a flood control basin, railroads, a large nursery, electrical transmission tower corridors maintained by the City of Los Angeles Department of Water and Power or Southern California Edison, and other industrial buildings, thereby reducing potential adverse impacts to the surrounding residents and businesses, such as those related to odors, noise, traffic, and aesthetic impacts.

The continued operation of a recycling and trash transfer facility at this location is an economic development activity that impedes environmental justice and is not consistent with Policy ED 2.3. If the Project continues operating, it will continue to result in numerous adverse impacts to the public health, safety, and welfare, including those related to odors, noise, diesel emissions, and particulate matter, in a census tract that has the most egregious levels of exposure to ozone concentrations in the air, particulate matter concentrations in the air, diesel particulate matter emissions, toxic releases from facilities, traffic, drinking water contaminants, and lead exposure in homes when compared to all 8,035 census tracts statewide. As such, while a recycling and trash transfer facility is an economic development activity, its continued operation inherently impedes environmental justice.

Community Plan Consistency – Physical Environment Goals

The Project is not consistent with the following Community Plan Physical Environment Goals:

To protect the community health, safety, and general welfare.

The Project is not consistent with this Goal for the following reasons:

- The foul odors generated by the recycling and trash transfer station are unpredictable due to daily changing wind patterns and are exacerbated by hot weather. Odors are intensified when the metal roll-up doors are left open, or when trash is left overnight, or trash accumulates over a long holiday weekend.
- The noise from rumbling, tipping, and beeping of trucks entering and exiting the recycling and trash transfer station occurs throughout every day that the facility operates, causing a nuisance to surrounding residents and businesses.
- A fire occurred at the Project Site on May 25, 2022, and a second fire occurred on October 26, 2023. Onsite staff tried to contain the fires both times, but eventually the County Fire Department was called to put out the fires. If the recycling and trash transfer facility continues to operate, there will be potential risks to community health and safety due because more fires could start at the facility and spread to nearby residences due to the facility's proximity to residences.
- Neighboring residents, business owners, and employees have expressed concerns over health impacts and medical conditions from airborne contaminants. Some individuals have reported an increase in skin rashes and asthma after working across the street from the Project Site.

To encourage high standards of development and improve aesthetic qualities of the community.

The Project is not consistent with this Goal for the following reasons:

- The recycling and trash transfer station inevitably requires that truck traffic circulate on local streets. The vehicles travel along Herbert Avenue, Bonnie Beach Place, Whiteside Street, and Medford Street leaking liquid waste and dropping smaller flyaway trash onto the immediate and nearby streets, negatively impacting the aesthetic qualities of the community. The applicant uses a small street sweeper around the perimeter of the recycling and trash transfer station daily to clean up smaller debris. However, flyaway trash still ends up in yards, on plants, and on cars on nearby residential and non-residential properties despite the applicant's attempts to sweep up. Some smaller debris is not swept up at all and remains stuck in potholes and cracks, as some streets have been damaged significantly by the weight of the trucks traveling to and from the Project Site.
- The surveys received as part of the community outreach conducted by Staff indicated that local streets around the Project Site are a target for illegal dumping of bulky items. Large items such as furniture, mattresses and even construction debris are left on the streets and sidewalks because of an erroneous belief that the recycling and trash transfer station will handle the pick-up since it is located nearby. However, the Project

does not deal with those items and the responsibility instead falls on the County, as neighbors call the County Department of Public Works to clean up the items.

- The west-facing orientation of the roll-up metal doors on the facility causes residents on Bonnie Beach Place to have a direct view of the piles of trash from their homes. The high piles of trash are visible to all pedestrians when the roll-up doors are opened and diminish the aesthetic quality of the community.
- Neighboring residents and business owners shared that flies are a nuisance throughout every day that the facility operates because they accumulate and follow the trash consistently. Previous CUPs included a condition of approval that required the applicant to work with the Greater Los Angeles County Vector Control District to ensure that flies remain under control. However, similar to odors, flies are an intrinsic byproduct of trash and are unpredictable. Some loads of trash attract more flies than others, and seasonal changes also impact the abundance of flies in the area.

Community Plan Consistency – Land Use Policies

The Project is not consistent with the following Community Plan Land Use Policy:

Encourage the elimination of industrial uses in residential neighborhoods.

Although the Project Site is in the Community Plan's I (Industrial) land use designation, there are 77 residential dwelling units located in close proximity to the Project Site, including 72 residential dwelling units within a 500-foot radius of the Project Site plus five residential dwelling units just outside the 500-foot radius near the northwest corner of Herbert Avenue and Medford Street. Some of these residential dwelling units are located directly across the street from the recycling and trash transfer station on Bonnie Beach Place and immediately behind Bonnie Beach Place on Herbert Avenue. All the trucks traveling to and from the Project Site must travel along these streets.

Previously approved CUP 00-145 for the recycling and trash transfer station attempted to address adverse impacts related to odors through a condition of approval stating that "an odor controlling chemical shall be sprayed over the entire load out transfer bay." [CUP No. 00-145 Condition 24(e)]. This condition of approval required the applicant to install and operate an automatic deodorizer mister system from 6:00 a.m. to 9:00 p.m. in an attempt to mask the odors. The misters are located on the exterior of the building facing Bonnie Beach Place and along the perimeter walls of the Project Site closest to residential uses. Additionally, CUP 00-145 included a condition of approval that required the applicant to install a sensor-activated automatic closing door on the transfer truck entrance to minimize odors from escaping the building [CUP No. 00-145 Condition 24(m)]. Lastly, previous CUPs included a condition of approval that required the applicant to wash all trucks and floors within the facility's enclosure to further minimize odors.

These attempts to mitigate negative impacts have not been successful. Neighboring residents continue to experience adverse impacts related to odors originating from the operation of the recycling and trash transfer station. There do not appear to be any additional

measures that could alleviate the negative impacts, as the Project's operations at its existing location are simply incompatible with the health and safety of surrounding residences and businesses.

Community Plan Consistency – Noise Policies

The Project is not consistent with the following Community Plan Noise Policy:

Reduce the overall noise level in the community, especially where noise sensitive uses are affected.

The continuous noise from loading and unloading waste and the rumbling, tipping, and beeping of trucks entering and exiting the recycling and trash transfer station is a nuisance to nearby residents and businesses throughout every day that the facility operates. Additionally, the truck traffic causes windows to vibrate and dwelling units to tremble as trucks continuously travel along local streets with residential uses to get to the Project Site. The noise is an intrusion into the daily life of residents and businesses adjacent to the Project and there is no feasible means to reduce the noise produced from the Project's operations.

B. Neighborhood Impact (Need/Convenience Assessment)

Pursuant to the analysis above, the proposed Project is not in an appropriate location that is compatible with the surrounding land uses, and it is anticipated to result in adverse impacts on the surrounding residential neighborhoods related to odors, noise, and other disturbances of the community's health, safety, and general welfare. Staff believes that physical and/or operational measures cannot be incorporated into the CUP's conditions of approval to effectively address and mitigate the Project's numerous adverse impacts.

C. Design Compatibility

The Project does not propose any changes to the design of the existing industrial building.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

As noted above, the Project is not consistent with applicable goals and policies of the General Plan and the Community Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings). See findings 19 through 25.

ZONING ORDINANCE CONSISTENCY

The Project does not comply with all applicable zoning requirements because the findings required for approval cannot be made. Consistency findings can be found in the attached Findings (Exhibit C – Findings). See findings 26 through 32.

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Section 22.158.050. The Burden of Proof with applicant's responses is attached (Exhibit D –

Applicant's Burden of Proof). Staff is of the opinion that the applicant has not met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends denial of the CUP because the proposed recycling and trash transfer facility is not a compatible land use in this specific location due to existing adverse impacts on the surrounding residences and businesses. Therefore, Staff recommends that this Project qualifies for a Statutory Exemption (Projects Which Are Disapproved) pursuant to the California Environmental Quality Act and the County's environmental guidelines.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Department of Public Works, in a letter dated June 23, 2021, recommended that the Project proceed to public hearing.
2. The Fire Department, in a letter dated June 22, 2021, recommended that the Project proceed to public hearing.
3. The Public Health Department, in a letter dated August 3, 2021, recommended that the Project proceed to public hearing.

B. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

C. Public Comments

Staff received 12 emails opposing the Project. The emails cited ongoing foul odors, noise, air quality, health concerns and overall quality of life.

Report
Reviewed By: *Carmen Sainz*
Carmen Sainz, Supervising Regional Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Applicant's Burden of Proof
EXHIBIT E	Environmental Determination
EXHIBIT F	Informational Maps
EXHIBIT G	Photos
EXHIBIT H	Agency Correspondence
EXHIBIT I	List of Recycling and Trash Transfer Facilities in LA County
EXHIBIT J	Community Survey
EXHIBIT K	County Equity Indicators Report
EXHIBIT L	Public Correspondence
EXHIBIT M	County Equity Indicators Report Maps for Three Comparable Transfer Stations
EXHIBIT N	Cal EnviroScore Map



February 14, 2024

Ms. Elsa Rodriguez
LA Department of Regional Planning
Principal Planner
erodriguez@planning.lacounty.gov

RE: Request to DENY Project No. PRJ2021-001849-(1) Conditional Use Permit No. RPPL2021004983 for Republic Services 1512 N. Bonnie Beach Place

Dear Ms. Rodriguez, Planning Team, and the Regional Planning Commission:

Thank you for the opportunity to submit public comment. We are *Visión City Terrace*, a community group made up of residents in East Los Angeles dedicated to fighting for environmental justice and resource equity for our community of City Terrace and surrounding East Los Angeles. We began with monthly community-clean ups picking up trash and illegal dumping across City Terrace in 2018 and, now, together with our community, advocate for environmental justice for East Los Angeles.

We deeply love our community. For the reasons below, we support the well-researched recommendations of your team and strongly urge you to **DENY** Republic Services' request to renew its CUP to continue operating its trash facility at 1512 N. Bonnie Beach Place without further delay.

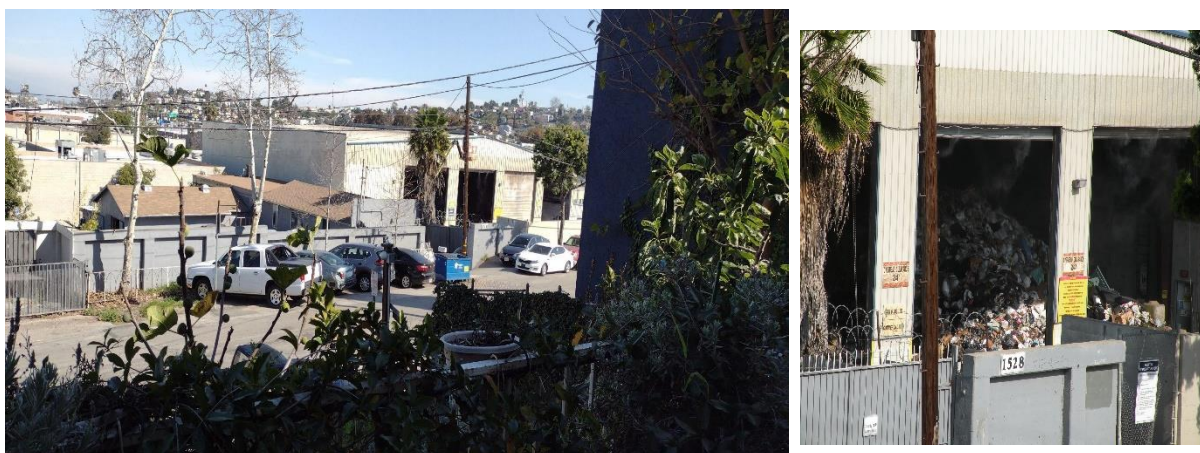
I. Republic Services is a key polluter impacting our community and no revised CUP can mitigate its negative impacts; its location is the result of harmful outdated planning practices.

City Terrace sits within unincorporated East Los Angeles, both east of Boyle Heights (including Ramona Gardens) and just south of El Sereno. While we are a long-standing and resilient predominantly low-income, Latino neighborhood, environmental racism has continued to force us to endure unfair conditions both hazardous to our health and dignity. County and city planning has left us (and our city-side neighbors, the Ramona Gardens public housing projects) cut down the middle by the 10-Freeway and sandwiched on three sides by a heavy manufacturing zone, also cutting City Terrace off from the El Sereno/University Hills communities and Cal State University Los Angeles (CSULA). As a community that was historically “red-lined”—a now well-recognized racist zoning practice¹ from which communities are still trying to recover—we have been extremely overburdened with polluters and under-resourced for decades. The result is aggravated and disproportionate pollution from all sides right next to our homes and schools.

¹ See e.g., Darryl Fears, *Redlining means 45 million Americans are breathing dirtier air, 50 years after it ended*,” The Washington Post (March 9, 2022), <https://www.washingtonpost.com/climate-environment/2022/03/09/redlining-pollution-environmental-justice/>.



One of the primary and certainly most distinct sources of unaddressed pollution in the area is Republic Services, a trash facility that dumps over 700 tons of trash in our community daily. It gives off both a horrendous smell (you can almost taste it) and is extremely loud due to trash trucks booming and clanking as they come and go. The smell of rotting garbage is nauseating and permeates the air so often, it frequently chases residents indoors and behind closed windows—and this becomes even worse in 90+ degree weather due to a lack of in-home cooling. Republic Services is in an incredibly poor location—with literally no buffer zone between the facility and our homes—and is undersized for the volume of trash it regularly processes. We have lived for decades under the existing CUP, and we know that there are no mitigation measures that can fix the current situation given the proximity of our homes and schools to this facility.



[Views from residents' homes looking into Republic Services' trash facility.]

And even worse, the smells are not always limited to a 500 foot radius—they often travel across City Terrace to even more homes and several nearby elementary schools. For example, a community member who worked at one of the nearby schools previously reported having to bring the children inside due to heavy trash smells during an afternoon outdoor gardening activity. Another one of our now-adult VCT community members also shared that they have smelled this garbage odor for so long they cannot even imagine no longer having to smell garbage in City Terrace. Another person shared the awful smell of the air fresheners that are supposed to help mask the smell mixing with a “fish”-like garbage smell when passing through CSULA.

There is no doubt that the current location of Republic Services continues to pose a serious risk to our community's health and well-being. Northern City Terrace is already in the 98th percentile for air pollution—we are more burdened by air pollution than 98% of other communities in California, and Ramona Gardens is in the 100th percentile.² According to SCAQMD data, our air toxics cancer risk is also higher than 97% of residents in LA, Orange,

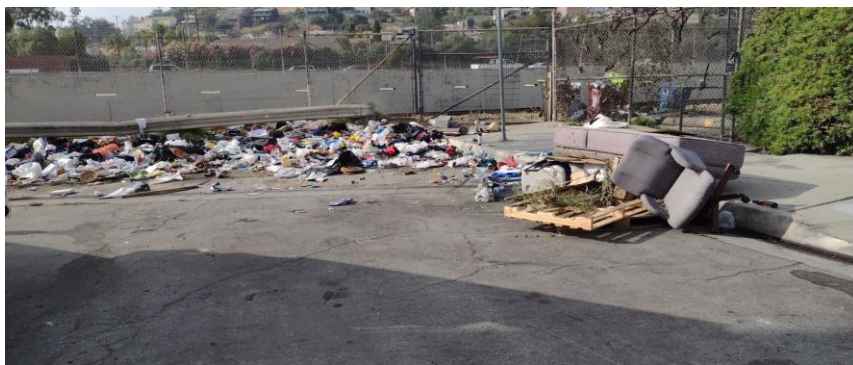
² See Cal Enviro Screen 4.0 data, available at https://experience.arcgis.com/experience/11d2f52282a54ceebcac7428e6184203/page/CalEnviroScreen-4_0/.



Riverside, and San Bernardino counties. For Ramona Gardens, it is 99% higher. We also suffer higher rates of asthma, and other chronic respiratory diseases. The emissions from trash trucks coming and going and the incessant noise and smell puts our community in a state of chronic stress—we have absolutely no control over when and where the rotting trash odors and noise will be at their worst. Denying Republic Services' CUP would stop these harms immediately.

II. Republic Services has had decades to improve its practices and be a good neighbor but it has failed to do so.

In addition to being in an inherently poor location, Republic Services has completely failed to be a good neighbor to community residents. For years, it has ignored trash surrounding the facility, despite our understanding that part of its contract with the county includes removal of such illegal dumping. In fact, rather than improve the issue, the heavy manufacturing area next to our homes around Republic Services has become a notorious hotspot for illegal dumping. VCT has had to hold multiple cleanups in the area, where community residents, not Republic Services, came out to clean up the streets in the surrounding area and around the facility.



[Photo example of common illegal dumping across from Republic Services.]

Republic Services has also repeatedly failed to demonstrate its commitment to working with the community to mitigate the harms its facility causes. In addition to failing to clean up illegal dumping in the surrounding area over the past decades, the current location has frequently failed to turn on misters, to close the large doors, and to ensure rotting garbage does not sit longer than permissible. Even more concerning, Republic Services has had at least two fires in recent years seriously risking the safety of not only our health but also our homes. Our understanding from one resident's surveillance footage is that Republic Services' may have first attempted to put the fires out on its own, before finally calling the fire department, potentially increasing the length of time the community was breathing in burning rotting garbage.



[A recent fire at Republic Services.]

Even under perfect conditions, it would be impossible to fully manage the harms of such a facility given its proximity to residents under a CUP, but Republic Services continues to exacerbate these harms by failing to follow even the most basic mitigation procedures to protect the health and well-being of both local residents and employees.

Even its services are inconsistent. Republic Services provides extremely unreliable service with frequently missed trash pick-ups for residents literally across the street and throughout the immediate neighborhood. The community, at very minimum, should be able to expect to have the benefit of reliable trash service if it must endure housing over 700 tons of garbage from across multiple communities—yet not even that service is adequately provided.

For years the community has sought to improve the situation with Republic Services, but it is clear that trash and people cannot and should not be immediate neighbors. The same planning department responsible for approving new by-right housing is also responsible for approving Republic Services' CUP and, stunningly, despite ongoing resident concerns, new housing units were approved and built just across the street in the last several years. Allowing such haphazard planning is harmful to both homeowners and renters alike. For example, we heard from one couple who purchased a home that they planned to sell because of the strong odors. Renters have also shared their concerns about living so close to the facility, including being stuck in their lease despite Republic Services' impacts on their homes. The county cannot continue to allow these serious concerns about the impact of this facility on residents' quality of life to go unaddressed, especially if it plans to continue to allow residences in the same square block.

III. Vague complaint and reporting processes, among other barriers, serve polluters like Republic Services rather than community by making it difficult to lodge complaints and make our voices heard.

There is in fact a long history of residents complaining about the Republic Services facility. For example, in 2015, almost a decade ago, a public meeting was finally held in response to ongoing community concerns about Republic Services. The entire community is very familiar with the harms Republic Services' causes, however, vague complaint and reporting processes, as well as a lack of resources as an unincorporated county area, have made it difficult



to ensure systemic documentation of such concerns. Existing complaint processes are generally arduous, benefiting polluters over community members. For example, VCT members had to work hard to figure out how to submit complaints regarding concerns with Republic Services. While complaints can be made to SCAQMD, their complaint processes are inconsistently available and it is practically impossible to successfully jump through all the hoops necessary for community members to meet the requirements for a public nuisance complaint.³ While community members have continued to encourage neighbors to submit their concerns, despite these hurdles, community members have also expressed a range of other fears about doing so relating to language barriers, immigration status, and general fears of retaliation.

County Officials Investigate Odor Complaints at City Terrace Waste Plant



At the request of Los Angeles County Supervisor Hilda L. Solis, County officials on Monday March 30th conducted an inspection of a City Terrace trash transfer plant which has long been the subject of odor complaints by neighbors.

[Excerpt from March 31, 2015 article showing a community meeting after concerns about Republic Services were reported to the First District Office⁴]

In addition, the hearing notices and hearing itself for Republic Services' CUP have been concerningly inaccessible. In fact, if not for VCT's consistent questioning about the facility, we would not have even known that the facility's CUP was up for renewal. It is our understanding that notices were only sent to residences within 500 feet, but this is sorely inadequate because of the much broader impact Republic Services has on the wider community. Finally, Republic Services' CUP hearing is scheduled for 9am on a Wednesday. As a working class community, this date and time is extremely inaccessible.

³ These concerns about the difficulty of meeting the requirements for a public nuisance complaint are also well documented in relation to complaints filed against rendering plants in South East Los Angeles.

⁴ Previously available at: <https://hildalsolis.org/county-officials-investigate-odor-complaints-at-city-terrace-waste-plant/#>.



IV. Conclusion

For too long the residents of City Terrace have endured the noises, smells, and other harms of Republic Services and it is clear that there are no mitigation measures that can adequately address these ongoing issues—we deserve to finally have our health and well-being protected and you can do so through your leadership and support. **We urge you to please accept your department’s well-researched and thorough recommendation and DENY Republic Services’ request to renew its CUP to continue operating its trash facility in City Terrace without any further delay. All we truly want is clean air for our community.**

Sincerely,

The Vision City Terrace Team



CC:

Vision City Terrace, info@visioncityterrace.org

Antonio Chapa, LA County First District, achapa@bos.lacounty.gov

Guadalupe Camberos, LA County First District, GCamberos@bos.lacounty.gov

Louisa Ollague, LA County First District, LoOllague@bos.lacounty.gov

Troy Carbajal, Assemblymember Carillo’s Office, troy.carbajal@asm.ca.gov

Senator Maria Elena Durazo’s Office, senator.durazo@senate.ca.gov

From: [Elsa Rodriguez](#)
To: [Jesus Moran](#)
Subject: 1 Public Comment: Republic Service Permit
Date: Wednesday, February 14, 2024 4:38:30 PM

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: Elsa Rodriguez
Sent: Wednesday, February 14, 2024 4:31 PM
To: [REDACTED]
Subject: RE: Public Comment: Republic Service Permit

Hi [REDACTED], I am in receipt of your comments and I will include them in the hearing package.
Thank you.

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: [REDACTED]
Sent: Tuesday, February 13, 2024 7:38 PM
To: Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Subject: Public Comment: Republic Service Permit

CAUTION: External Email. Proceed Responsibly.

Dear County Planning,

Please DENY Republic Services' permit and DENY any requests for a continuance.

I am writing as a parent and someone who works in urban natural sciences. There are significant concerns for human health and quality of life should Republic Services be awarded this permit. There are also concerns about long-term soil, air quality, and water quality impacts in a community already experiencing a significant disparity in green spaces.

Please DENY Republic Services' permit for the health of City Terrace now and into the future.

Thank you.

Sincerely,

A solid black rectangular box used to redact a signature.

From: [Elsa Rodriguez](#)
To: [Jesus Moran](#)
Subject: 12 Republic is a bad neighbor
Date: Wednesday, February 14, 2024 4:43:42 PM

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: Elsa Rodriguez
Sent: Tuesday, February 13, 2024 8:37 AM
To: [REDACTED]
Subject: RE: Republic is a bad neighbor

Good morning [REDACTED],
I am in receipt of your comments and I will include it in the hearing package. Thank you.

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: [REDACTED]
Sent: Monday, February 12, 2024 10:08 PM
To: Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Subject: Republic is a bad neighbor

CAUTION: External Email. Proceed Responsibly.

Hi Elsa,

Please be on the right side of history “Do Not” renew the CUP. Republic Services has been in that location for over 20 years without a concern of the community's well being.

My [REDACTED] from the Republic trash facility. Family has expressed that the family was asked to sign a paper agreeing to have Republic established with the promise of jobs and incentives gifts. The gifts were Dodger tickets, food certiciates and other. That only lasted a short time. Then the family quickly realized the strong odors, the impacts of the truck, dust, noise pollution.

I Sonia live 0.2 miles away from ELARTS and I have experienced odors during the summer.

It was confirmed by me and a AQMD inspector that it smelled like trash.

This type of facility does not belong a few feet from residences. This company has done too much damage for decades. So please don't extend or give any type of CUP to Republic.

From



[Sent from Yahoo Mail on Android](#)

From: [Elsa Rodriguez](#)
To: [Jesus Moran](#)
Subject: 11 Deny ELARTS Permit Renewal
Date: Wednesday, February 14, 2024 4:43:24 PM

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: Elsa Rodriguez
Sent: Tuesday, February 13, 2024 8:40 AM
To: [REDACTED]
Subject: RE: Deny ELARTS Permit Renewal

Hi [REDACTED], I am in receipt of your comments and I will include them in the hearing package.
Thank you.

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: [REDACTED]
Sent: Tuesday, February 13, 2024 8:30 AM
To: Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Subject: Deny ELARTS Permit Renewal

CAUTION: External Email. Proceed Responsibly.

Dear County Planning,

I would like to begin by saying please “Do Not” renew the CUP, Republic Services has had over 20 years to fix the odor problem and they have had zero progress in doing that. Republic Services has been a chronic contributor to the serious air pollution problem plaguing City Terrace for decades. The putrid rotting trash odor is so bad that I usually have to file an odor complaint with AQMD almost on a daily basis. They hold rotting trash over on the weekends, which is longer than what they are permitted to do so. Usually by Saturday mid morning even with all of the doors closed on the facility you can smell the nauseating vomit inducing odor. The sickening odor coming from the facility makes it impossible to have family and friends visit on the weekends and during the week I am unable to tend to my garden or attempt any

type of exercise outside because the rotting trash odor is so strong that it makes you nocuous. Republic Services has impacted my way of life in my own home so much so that there is zero quality in it.

The close proximity of the facility to residences has been a serious health hazard to residents of City Terrace from day one. I have no children but I am a pet parent. In 2012 one of my pups passed away from lung cancer. I am 100 percent certain that Republic Services contributed to my pets demise. To this day I am still paying for some of the medical bills I accrued trying to save my pets life.

Along with the putrid rotting trash odor, Republic Services also contributes to a serious dust and noise pollution problem. The trucks with the roll-off dumpster slam the containers so hard that my house shakes every time they are delivering a load of garbage. It has become difficult to tell if it's an earthquake or not.

From the moment Republic Services setup shop in City Terrace, illegal dumping became so chronic that it happens almost on a daily basis. The streets around the Republic Services facility are constantly filthy with fly away trash. All of the streets in area are cracked or are littered with pot holes from the large heavy trucks that bring in all of the tons of rotting trash. The large transfer trucks are constantly parked and idling for hours waiting queued up to be loaded with trash; that is another contributor the chronic air pollution problem we are suffering here in City Terrace.

I have personally witnessed two fires at the Republic Services facility, both times the employees tried to put the fire out instead of calling the fire department right away. The first fire was in the building itself, by the time the fire department was called about 30 minutes had passed and the entire neighborhood ended up getting blanketed by a large cloud of toxic smoke from the large pile garbage that was burning.

This type of toxic facility does not belong so close to residences. No amount of improvements or repairs is going to make the ELARTS facility more functional or any less toxic. Thank you.

██████████

Sent from [Outlook](#)

From: [Elsa Rodriguez](#)
To: [Jesus Moran](#)
Subject: 10 Republic Services CUP Renewal | Request to Deny
Date: Wednesday, February 14, 2024 4:42:02 PM

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: Elsa Rodriguez
Sent: Tuesday, February 13, 2024 12:32 PM
To: [REDACTED]
Subject: RE: Republic Services CUP Renewal | Request to Deny

Thank you [REDACTED]. I am in receipt of your comments and will include them in the hearing package.

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: [REDACTED]
Sent: Tuesday, February 13, 2024 12:29 PM
To: Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Subject: Republic Services CUP Renewal | Request to Deny

CAUTION: External Email. Proceed Responsibly.

Dear [REDACTED],

My name is [REDACTED], and I am a lifelong resident of the City Terrace community in East Los Angeles and a core member of Vision City Terrace. My mother lives a few blocks away from me, and I live with my husband and our two children. We love our community and our families, friends and neighbors we coexist with!

I am writing to you to express my concern for Republic Services and request you do not renew their CUP.

As you may know, Republic Services is a garbage transfer center adjacent to homes. Their inconsistency with trash pick-up and inability to maintain a clean area within our community has prompted our community to ask for more mitigation and oversight of their business.

It is in the best interest of our community's health to not allow Republic Services to continue its business in City Terrace. They have not shown our community any love, they are not good neighbors. Their site is open most of the time, increasing the exposure to really bad odors to our children on a daily basis! The traffic in the area has increased, and it is difficult to navigate through with the big garbage trucks parked or idling around the

neighborhood.

The California Environmental Protection Agency's Office of Environmental Health Hazard Assessment (OEHHA) website mentions solid waste facilities can release toxic gases into the air, posing health risks to people living nearby. Most garbage disposal or transfer sites are located in lower-income communities like City Terrace.

Our community should not be burdened with the transfer of all trash in a vicinity that is not built or the right place for such a business. We hope the planning committee takes a step in the right direction to protect our community's health by reducing our overwhelming exposure to trash. Our community deserves better! Our health matters!

Thank you for your consideration.

In community,

[REDACTED]

From: [Elsa Rodriguez](#)
To: [Jesus Moran](#)
Subject: 9 Republic Services in City Terrace
Date: Wednesday, February 14, 2024 4:41:14 PM

ELSA M. RODRIGUEZ (she/her/hers)
PRINCIPAL PLANNER, Metro Development Services
Office: (213) 974-6411 • Direct: (213) 262-1407
Email: erodriguez@planning.lacounty.gov

-----Original Message-----

From: Elsa Rodriguez
Sent: Tuesday, February 13, 2024 4:45 PM
To: [REDACTED]
Subject: RE: Republic Services in City Terrace

Hi [REDACTED], I am in receipt of your comments and I will include them in the hearing package. Thank you.

ELSA M. RODRIGUEZ (she/her/hers) PRINCIPAL PLANNER, Metro Development Services
Office: (213) 974-6411 • Direct: (213) 262-1407
Email: erodriguez@planning.lacounty.gov

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, February 13, 2024 3:36 PM
To: Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Subject: Republic Services in City Terrace

CAUTION: External Email. Proceed Responsibly.

Dear County Planning,

Please deny Republic Service's permit and deny any requests for a continuance. Republic Services has been a bad neighbor for decades and the existing CUP has failed to mitigate the harm of having 700 tons of trash next to our homes.

Republic Services is smelly and noisy. The constant coming and going of garbage trucks is a nuisance and makes walking and driving near my home less pleasant and less safe. On top of all of the downsides of having Republic Services as a neighbor, my trash service is frequently delayed, demonstrating Republic Services' complete disregard for our community.

Please do not allow Republic Services to continue to operate in City Terrace.

Sincerely,

[REDACTED]

[REDACTED]

From: [Elsa Rodriguez](#)
To: [Jesus Moran](#)
Subject: 8 Republic Services permit
Date: Wednesday, February 14, 2024 4:40:58 PM

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: Elsa Rodriguez
Sent: Tuesday, February 13, 2024 4:46 PM
To: [REDACTED]
Subject: RE: Republic Services permit

Hi [REDACTED], I am in receipt of your comments and I will include them in the hearing package. Thank you.

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: [REDACTED]
Sent: Tuesday, February 13, 2024 4:23 PM
To: Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Subject: Republic Services permit

CAUTION: External Email. Proceed Responsibly.

Dear County Planning,

Please deny Republic Services' permit and deny any requests for a continuance. Republic Services has been a bad neighbor for decades, and the existing CUP has failed to mitigate the harm of having 700 tons of trash next to our homes.

The Republic Services facility is harmful for the community. My grandparents constantly have their lungs bombarded by toxic air. Growing up many of my peers had asthma as a result of breathing in this air. The facility also makes our community less pleasing to visit and live in. The smell makes outside gatherings unpleasant and unhealthy. Being outside should be an activity we relish and not avoid.

Please protect our health and community and deny Republic Services' permit so we can breathe.

Thank you,



From: [Elsa Rodriguez](#)
To: [Jesus Moran](#)
Subject: 7 Deny Permit Renewal For Republic Services
Date: Wednesday, February 14, 2024 4:40:39 PM

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: Elsa Rodriguez
Sent: Tuesday, February 13, 2024 6:13 PM
To: [REDACTED]
Subject: RE: Deny Permit Renewal For Republic Services

Hi [REDACTED], I am in receipt of your comments and I will include them in the hearing package. Thank you.

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: [REDACTED]
Sent: Tuesday, February 13, 2024 5:10 PM
To: Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Subject: Deny Permit Renewal For Republic Services

CAUTION: External Email. Proceed Responsibly.

To Whom It May Concern,

Re: Republic Services

For as long as I can remember, our family gatherings have been at my brother's house on Bonnie Beach (he has lived there for over 24 years). He had the bigger outdoor space of the family, and neighbors would not complain about our loud family.

On our drive there, my family and I would discuss how hungry we were, the menu, and who was coming to our gathering. After Republic Services made their home across the street, the conversation turned to what smell would join our meal. What flavored scent would come out of the misters to try and mask the stench of the waste being

processed. Was it going to be Cotton Candy, strawberry, maybe watermelon? That smell affected our family's enjoyment. At times, it was so intolerable that it forced us to make our way inside to avoid getting nauseous from breathing it.

As time passed, my concern grew on how it would affect our health. We were there often enough that it had to have impacted us negatively. My concern grew even more when the dog I gifted my brother died of lung cancer, as most of his time was spent outside breathing all the toxic smells coming out of Republic. Next was my concern for my brother. What kind of news was I going to receive on my brother's health, or our health for that matter. It's obvious that this company is affecting everyone's health who lives and visits City of Terrace. It's not enough that they already have to deal with the health effects of the 10 freeway being so close and other air polluting companies. How many contributing factors need to take place in order for someone to take a stand and take action against this injustice? Would a company like Republic Services be placed in Beverly Hills next door to a wealthy person's home? I think not! It's hard to experience all these injustices being done to our Latino community. It is worse when it affects our family and friends who live in the City of Terrace as well as the loved ones who visit.

Needless to say, we definitely cut down on our family gathers, as they are very few and sparingly due to the health concerns of gathering and having a meal right across the street from Republic.

The action taken needs to be on the side of the City of Terrace residents and not renew Republic Services permits to operate there and continue to cause harm.

Regards,



From: [Elsa Rodriguez](#)
To: [Jesus Moran](#)
Subject: 6 Public Services CPU
Date: Wednesday, February 14, 2024 4:39:48 PM

ELSA M. RODRIGUEZ (she/her/hers)
PRINCIPAL PLANNER, Metro Development Services
Office: (213) 974-6411 • Direct: (213) 262-1407
Email: erodriguez@planning.lacounty.gov

-----Original Message-----

From: Elsa Rodriguez
Sent: Wednesday, February 14, 2024 4:26 PM
To: [REDACTED]
Subject: RE: Public Services CPU

Hi [REDACTED], I am in receipt of your comments and I will include them in the hearing package. Thank you.

ELSA M. RODRIGUEZ (she/her/hers) PRINCIPAL PLANNER, Metro Development Services
Office: (213) 974-6411 • Direct: (213) 262-1407
Email: erodriguez@planning.lacounty.gov

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, February 14, 2024 3:46 PM
To: Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Subject: Re: Public Services CPU

CAUTION: External Email. Proceed Responsibly.

Dear County Planning,

Please don't renew Republic Services' CPU. For far too long, this business has disrupted the quality of life for many residents living in the City Terrace (East LA) community. As a community member who lives less than 100 feet away from this facility, their operations have made life challenging. Their business has kept me from being able to open my window due to the pungent stench of rotting trash. Due to the pungent smells, it has also kept me from enjoying time in my backyard with family and friends. The ongoing noise from their trucks driving up and down all day has saved me from feeling at peace.

Their business does not respect the community and their efforts to keep it clean. On numerous occasions, I have reported illegal dumping that has gone unaddressed. They also miss scheduled trash collections without a formal notice or acknowledgment.

Their ongoing noise pollution, unbearable smells, and unreliable services demonstrate why their services are no longer needed in our community. DENY!

Respectfully,
[REDACTED]

From: [Elsa Rodriguez](#)
To: [Jesus Moran](#)
Subject: 5 PRJ2021-001849 (DENY)
Date: Wednesday, February 14, 2024 4:39:31 PM

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: Elsa Rodriguez
Sent: Wednesday, February 14, 2024 4:28 PM
To: [REDACTED]
Subject: RE: PRJ2021-001849 (DENY)

Hi [REDACTED], I am in receipt of your comments and I will include them in the hearing package.
Thank you.

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: [REDACTED]
Sent: Wednesday, February 14, 2024 12:53 PM
To: Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Subject: PRJ2021-001849 (DENY)

CAUTION: External Email. Proceed Responsibly.

Dear County Planning,

Please DENY Republic Services' permit. Republic Services has done a terrible job of cleaning the area despite being paid to clean up local illegal dumping. The heavy manufacturing area beside our homes around Republic Services is a known hot spot for illegal dumping. Republic Services has also had at least two fires in the last couple of years. We should not have to live next door to trash, posing a risk to our health and homes. The existing mitigation measures have failed and it's time for change. Please protect our health and community and DENY Republic Services' permit, and do not allow a continuance. Your actions could save lives.

Sincerely,

[REDACTED]

From: [Elsa Rodriguez](#)
To: [Jesus Moran](#)
Subject: 4 Deny republic services permit
Date: Wednesday, February 14, 2024 4:39:19 PM

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: Elsa Rodriguez
Sent: Wednesday, February 14, 2024 4:29 PM
To: [REDACTED]
Subject: RE: Deny republic services permit

Hi [REDACTED], I am in receipt of your comments and I will include them in the hearing package.
Thank you.

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: [REDACTED]
Sent: Wednesday, February 14, 2024 11:17 AM
To: Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Subject: Deny republic services permit

CAUTION: External Email. Proceed Responsibly.

Dear County Planning,

Please DENY Republic Services' permit and deny any requests for a continuance. Republic Services has been a bad neighbor for decades, and the existing CUP has failed to mitigate the harm of having 700 tons of trash next to our home.

Our community has been under-resourced and neglected for decades. We deserve to finally have clean air. Please protect our health and our community. We have no control over how and when Republic Services

operates and this creates really high stress for our community being subjected to terrible smells, booming noises, and harmful air pollution day in and day out.

Please protect our health and our community, and deny Republic Services' permit and deny any request for a continuance.

Thank you for your time,



Sent from my iPhone

From: [Elsa Rodriguez](#)
To: [Jesus Moran](#)
Subject: 3 Republic
Date: Wednesday, February 14, 2024 4:38:55 PM

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: Elsa Rodriguez
Sent: Wednesday, February 14, 2024 4:30 PM
To: [REDACTED]
Subject: RE: Republic

Hi [REDACTED],

I am in receipt of your comments and I will include them in the hearing package. Thank you.

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: [REDACTED]
Sent: Tuesday, February 13, 2024 9:35 PM
To: Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Subject: Republic

CAUTION: External Email. Proceed Responsibly.

Hello Elsa

I am urging you to please "Do not" renew the CUP for Republic Services. I am a 3rd generation City Terrace community member with my family settling here in the early 1960s. That being said, I have first hand witnessed City Terrace through all its changes. The industrial side of Whiteside is shameful. It is a scar in our beautiful East LA and another reminder of how our community's have been mistreated for decades. A long with a long list of other bad neighbors, republic does its fair share of invading our space. The odors that travel as far as the Ramona Garden Housing Projects are sickening. Forcing us to keep our windows closed during summer months. Traffic, pollution and

noise pollution are the other three major issues. You cannot continue housing Republic Trash in such close proximity to homes. The biggest issue is the illegal dumping that skyrocketed since republic arrived in 2002. Again please deny this CUP for republic and let's start to clean up an already over polluted City Terrace.

Best

[REDACTED]

From: [Elsa Rodriguez](#)
To: [Jesus Moran](#)
Subject: 2 DENY Republic Services' permit
Date: Wednesday, February 14, 2024 4:38:44 PM

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: Elsa Rodriguez
Sent: Wednesday, February 14, 2024 4:31 PM
To: [REDACTED]
Subject: RE: DENY Republic Services' permit

Hi [REDACTED], I am in receipt of your comments and I will include them in the hearing package. Thank you.

ELSA M. RODRIGUEZ (she/her/hers)

PRINCIPAL PLANNER, Metro Development Services

Office: (213) 974-6411 • Direct: (213) 262-1407

Email: erodriguez@planning.lacounty.gov

From: [REDACTED]
Sent: Tuesday, February 13, 2024 9:15 PM
To: Elsa Rodriguez <ERodriguez@planning.lacounty.gov>
Subject: DENY Republic Services' permit

CAUTION: External Email. Proceed Responsibly.

Dear County Planning,

Please DENY Republic Services' permit and deny any requests for a continuance. Republic Services has been a bad neighbor for decades, and the existing CUP has failed to mitigate the harm of having 700 tons of trash next to our home.

Our community has been under-resourced and neglected for decades. We deserve to finally have clean air. Please protect our health and our community. We have no control over how and when Republic Services operates and this creates really high stress for our community being subjected to terrible smells, booming noises, and harmful air pollution day

in and day out.

Please protect our health and our community, and deny Republic Services' permit and deny any request for a continuance.

Thank you for your time,

[REDACTED]

From: [Ariana Rodriguez](#)
To: [Elsa Rodriguez](#)
Subject: Individual Public Comment re DENIAL of Republic Services" CUP
Date: Thursday, February 15, 2024 3:19:58 PM

CAUTION: External Email. Proceed Responsibly.

Hi Elsa,

Please find my comment below to the board. Thank you!

Dear Regional Planning Commission,

I am a third-generation resident of City Terrace (after my father and my grandparents) and I have had to smell Republic Services' garbage odor for as long as I can remember. **I am writing to you today to ask that you please stand with the community and DENY Republic Services' CUP without further delay.**

This facility has long represented how our community has been treated for decades--having over 700 tons of garbage dumped on us daily. We are a community lacking resources and investment, which is a longstanding planning choice rooted in racist redlining policies made by the city and county decades ago. We have suffered the widening of the freeway, additions of trains, and the compounding harms of rampant bad actors and polluters, and the presence of Republic Services has only further encouraged such treatment. I am asking you to please trust your own planning staff and finally do right by our community.

I am personally deeply familiar with Republic Services growing up in City Terrace. Our family home is up the hill from it and everyone knows the garbage smell, which becomes especially nauseating when it's really hot or after the fresh rains. When that happens, you can either close the window even though it is extremely hot or open the window and breathe garbage hot air. I also used to walk immediately across from it frequently in the summers on my way to get ice cream from the baskin robbins or rent movies from the old video store up the street. Even then, the streets around it were always covered with illegal dumping, shattered glass, cigarettes, and other nasty garbage. I could also usually smell it in the morning on my way to catch the bus in high school while crossing over the Herbert bridge on the corner, which is a route a lot of families still use today. I cannot stress enough the lack of buffer zones or meaningful setbacks on the property distancing us from the garbage at all.

I can tell you with full confidence nothing has changed and it has become even worse. Republic Services has continued to treat our community terribly. Decades later, it still provides extremely inconsistent service, it leaves garbage sitting far longer than it is supposed to, and it is still a beacon for illegal dumping in the surrounding area. It still smells terrible and the odors drift all the way up the hill still depending on the weather and the winds. It is also extremely noisy all day long. Even if they did everything right according to the CUP, which it hasn't for decades, it is extremely clear that, considering the health impacts of smelling rotting garbage day in and day out, there are no mitigation measures that can fix the issues our community is facing living so close to Republic Services. We shouldn't have to regularly wonder whether our homes--the place you are supposed to feel safest--are the source of our grandparents, parents, childrens, and/or pets health issues, but that is exactly what happens when you live immediately next to a trash dump like Republic Services.

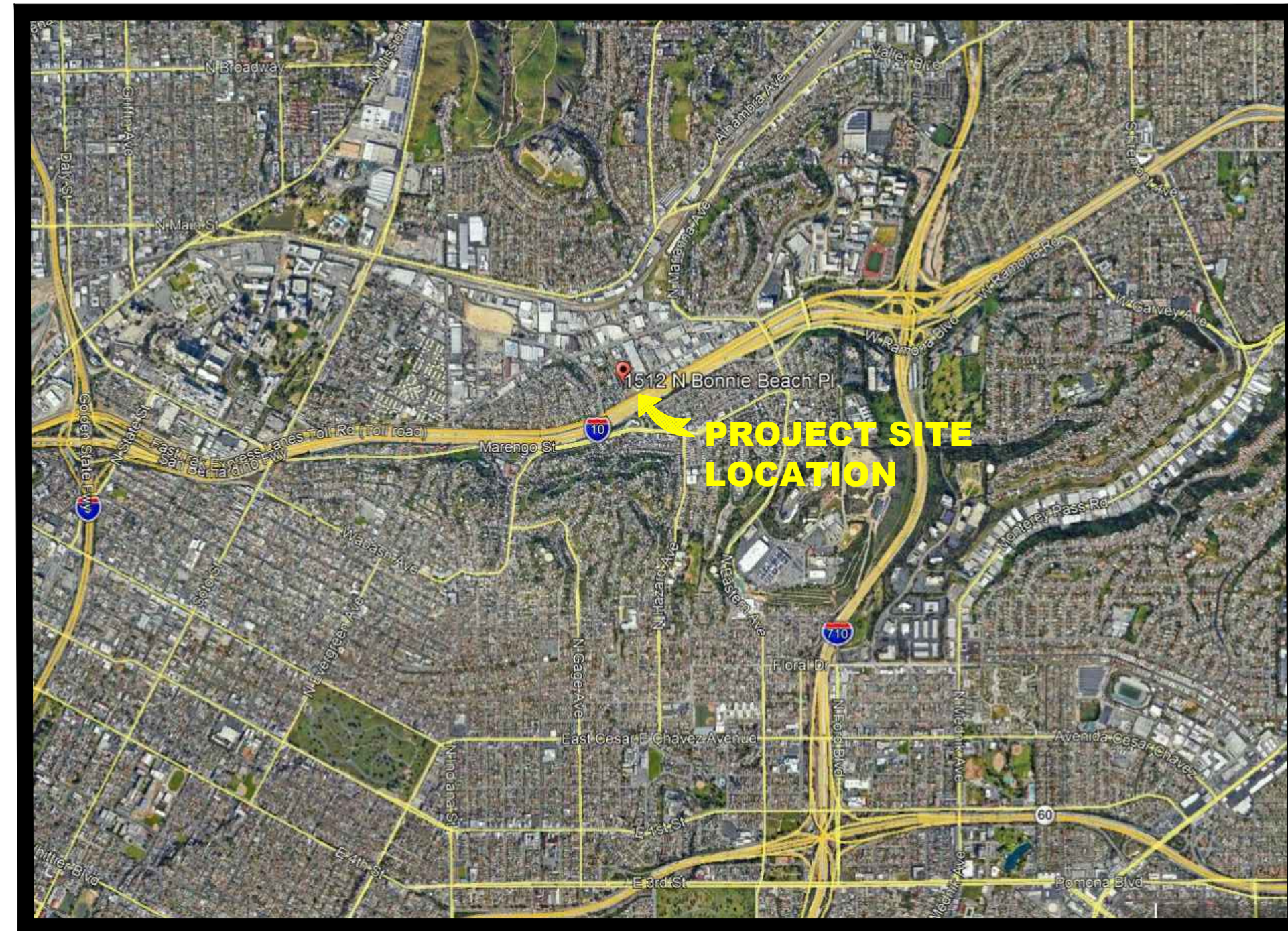
By allowing this facility to exist next to our homes, the county has inadvertently communicated what it believes our worth is and I believe this is the most deeply hurtful and harmful. As a kid, I always clearly understood that not all neighborhoods were built with literal trash dumping grounds next to homes. Having lived it firsthand, I can share that having this facility next to our homes doesn't just create chronic stress from the noise, horrible smells, and health impacts, but it also forces our children to internalize a sense of worthlessness--that we deserve to live next to and smell literal garbage. I am sincerely asking you to please not continue to make the next generation of City Terrace suffer what previous generations like mine have and show us that you believe our community deserves more. **Please deny Republic Services' CUP without any further delay and help us finally know a City Terrace with clean air.**

Sincerely,
Ariana

EAST LOS ANGELES RECYCLING AND TRANSFER STATION 1512 N. BONNIE BEACH PLACE EAST LOS ANGELES, CA. 90063

PREPARED FOR

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING



LOCATION MAP
N.T.S.



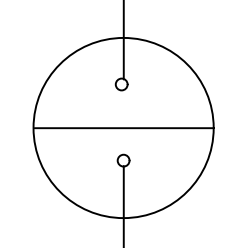
VICINITY MAP
N.T.S.

SHEET INDEX

1. TITLE SHEET AND MAP LOCATIONS
2. SITE PLAN
3. FLOOR PLAN
4. SOUTH AND NORTH ELEVATIONS
5. EAST AND WEST ELEVATIONS

SECTION AND DETAIL CROSS REFERENCING CONVENTION

EXPLANATION OF 'SECTION' OR 'DETAIL' SYMBOL,
'SECTION' OR 'DETAIL' IDENTIFICATION LETTER OR
NUMBER.



SHEET NUMBER ON WHICH
'SECTION' OR 'DETAIL' IS
DRAWN

CONTACT LIST

DESIGN ENGINEER

SCS ENGINEERS
3900 KILROY AIRPORTWAY, SUITE 100
LONG BEACH, CA. 90806
CONTACT: SOLAVANN SIM, P.E.
PHONE: (562) 426-9544

PROPERTY OWNER

PERDOMO/ BLT ENTERPRISES, LLC.

ARCHITECTS/ ENGINEERS

J.R. MILLER & ASSOCIATES, INC.
ARCHITECTS & ENGINEERS
3020 SATUM STREET, SUITE 100
BREA, CA. 92821
EMAIL: WWW.JRMA.COM

PROJET INFORMATION

SITE ADDRESS
1512 N. BONNIE BEACH PLACE
EAST LOS ANGELES, CA. 90063

ASSESSOR PARCEL No.

APN 5224-026-030

SCOPE OF WORK

CONTINUED USE, MAINTENANCE, AND OPERATION OF
A RECYCLING AND TRANSFER STATION FOR
PROCESSING OF MUNICIPAL SOLID WASTE AND
RECYCLABLE MATERIALS AT THE CURRENT WASTE
HANDLING VOLUME OF 700 TONS PER DAY IN THE M-2
ZONE, AS PREVIOUSLY APPROVED BY CUP-00-145-(1).

NO.	REVISION	DATE
1		2-DATE
2		
3		
4		
5		

SHEET TITLE:	TITLE SHEET AND MAP LOCATIONS
PROJECT TITLE:	EAST LOS ANGELES RECYCLING AND TRANSFER STATION 1512 N. BONNIE BEACH PLACE EAST LOS ANGELES, CA. 90063

CLIENT:	CONSOLIDATED DISPOSAL SERVICES, LLC. 12949 TELEGRAPH ROAD SANTA FE SPRING, CA. 90670
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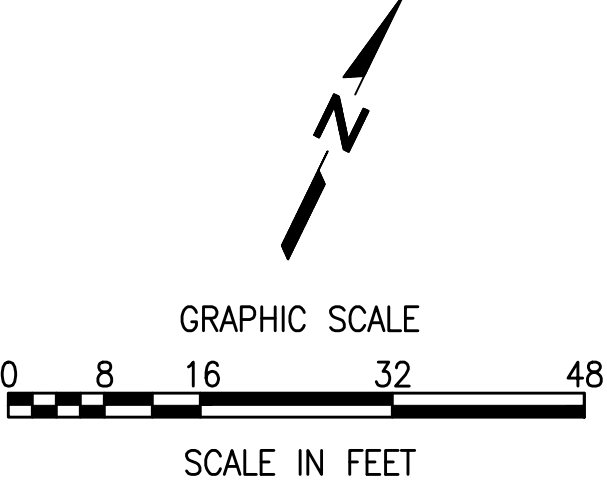
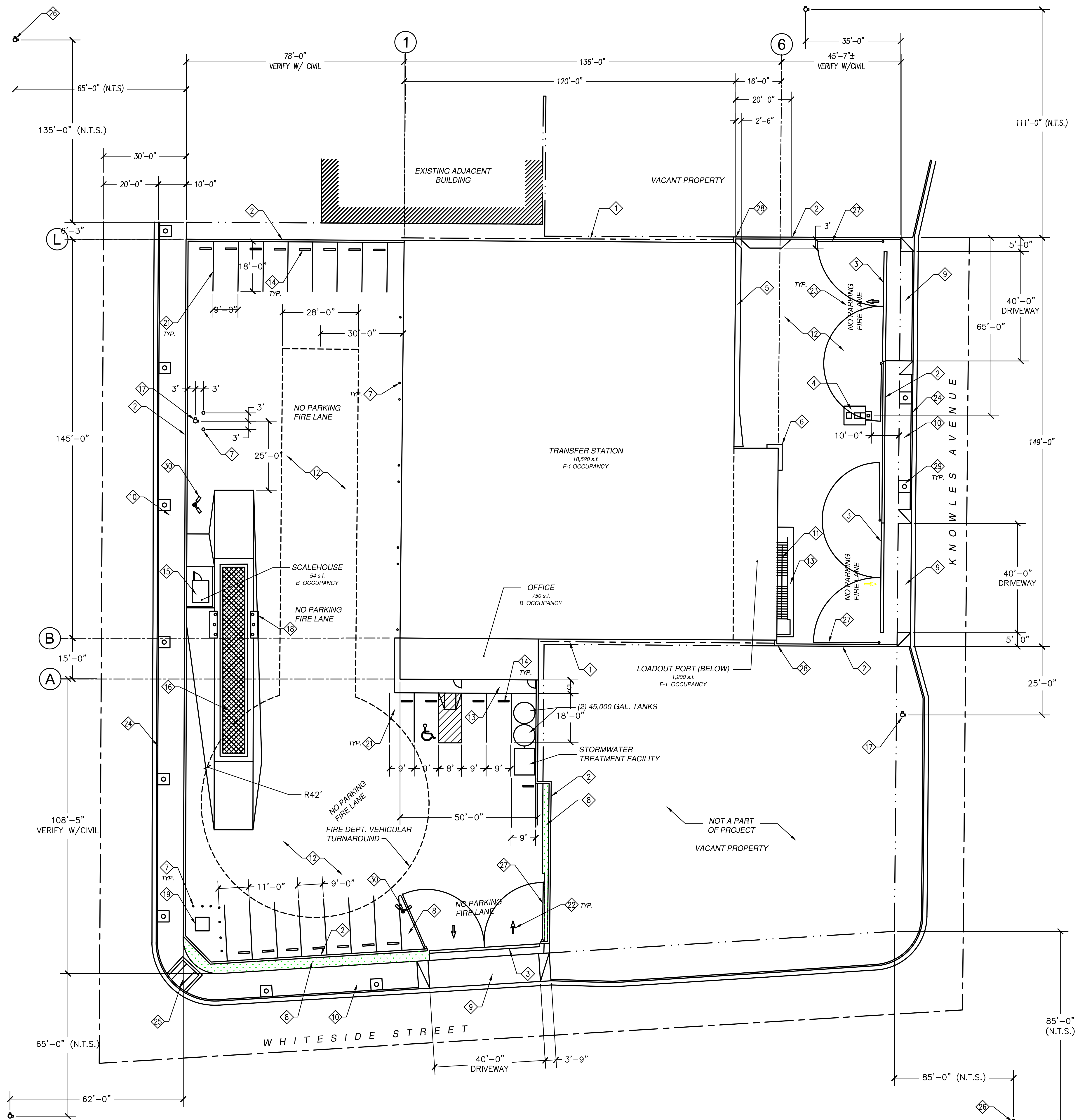
ACAD FILE:	N/PROJECTS
APP. BY:	R.H.
CHK. BY:	R.H.
DWN. BY:	R.R.
PROJ. NO.:	01221049.00
DSN. BY:	R.R.

DATE: 05-05-21

SCALE: AS SHOWN

DRAWING NO. 1

C:\Users\jrcor\Desktop\1512 N. Bonnie Beach Pl\1512 N. Bonnie Beach Pl.dwg
 10-5-2021 10:55am B...
 01221049.00\1512 N. Bonnie Beach Pl.dwg
 05/05/21 10:55am B...



SITE PLAN KEYNOTES

- 1 CONCRETE SWALE PER CIVIL DRAWINGS
- 2 CMU RETAINING WALL PER CIVIL DRAWINGS
- 3 TRENCH DRAIN PER CIVIL DRAWINGS
- 4 CLARIFIER PER MECHANICAL AND CIVIL DRAWINGS
- 5 12" HIGH CONCRETE CURB
- 6 8" HIGH CONCRETE CURB
- 7 8" DIA. STEEL PIPE BOLLARD W/ CONCRETE FILL
- 8 LANDSCAPING PER LANDSCAPE DRAWINGS
- 9 CONCRETE DRIVE APRON PER CIVIL DRAWINGS
- 10 CONCRETE SIDEWALK PER CIVIL DRAWINGS
- 11 EXTERIOR STEEL STAIR PER FLOOR PLAN
- 12 CONCRETE PAVING PER CIVIL DRAWINGS
- 13 CONCRETE PAVING PER CIVIL DRAWINGS
- 14 CONCRETE WHEELSTOPS
- 15 SCALEHOUSE
- 16 70' TRUCKSCALE AND CONCRETE APRONS
- 17 FIRE HYDRANT PER FIRE DEPT. NOTE NO.3
- 18 RADIATION DETECTION DEVICE
- 19 TRANSFORMER PER SCE
- 20 KEYNOTE NOT USED
- 21 3" WIDE TRAFFIC GRADE PAINT STRIPPING
- 22 KEYNOTE NOT USED
- 23 TRAFFIC GRADE PAINT LABELING PER FIRE DEPT. NOTE NO.2
- 24 CURB AND GUTTER PER CIVIL DRAWINGS
- 25 CURB RAMP PER COUNTY STANDARDS
- 26 EXISTING FIRE HYDRANT
- 27 6' HIGH MANUALLY OPERATED METAL GATE W/ 1" SQUARE PICKETS AT 4" o/c VERTICALLY. GATE TO ALLOW FOR 180° SWING AS NOTED ON PLANS. GATE TO BE PAINTED FROM MANUF. STD. COLOR. ARCHITECT/ OWNER TO REVIEW CONTRACTOR SUPPLIED GATE DRAWINGS PRIOR TO FABRICATION.
- 28 PROVIDE 6' HIGH CHAIN LINK FENCE ABOVE SWALE BETWEEN CMU WALL AND BUILDING.
- 29 3'-0" X 3'-0" TREE WELL, PER STANDARD PLAN 519-3, SEE LAND. DWGS.
- 30 LIGHT STANDARD PER ELECTRICAL DRAWINGS

SITE PLAN NOTES

1. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL OF BUILDING AND SITE IMPROVEMENTS.

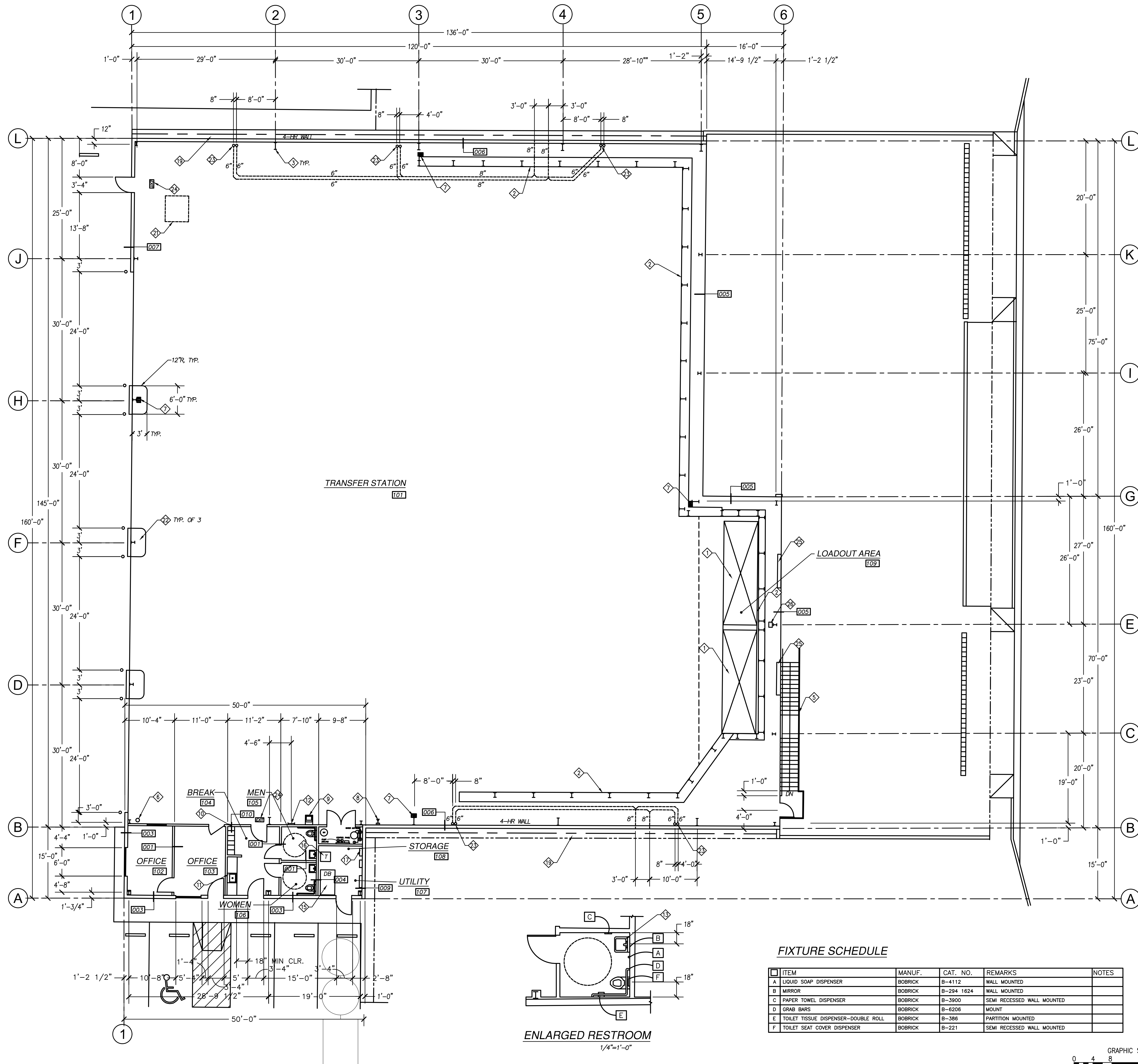
NO.	REVISION	DATE

SHEET TITLE:	PROJECT TITLE:
SITE PLAN	EAST LOS ANGELES RECYCLING AND TRANSFER STATION 1512 N. BONNIE BEACH PLACE EAST LOS ANGELES, CA. 90063

CLIENT:
CONSOLIDATED DISPOSAL SERVICES, LLC. 12949 TELEGRAPH ROAD SANTA FE SPRING, CA. 90670

SCS ENGINEERS ENVIRONMENTAL CONSULTANTS	ACAD. FILE:	N/PROJECTS	RR.	RR.
3900 KILBOY AIRPORT WAY, SUITE 100 LONG BEACH, CA 90806 PH. (562) 426-9544 FAX. (562) 427-0805	01221049.00	RR.	RR.	RR.

DATE:	05-05-21
SCALE:	1/16"=1'-0"
DRAWING NO.	2



FLOOR PLAN KEYNOTES

- 1 LOADOUT PORTS PER STRUCTURAL DRAWINGS
- 2 STEEL PUSH WALL PER STRUCTURAL DRAWINGS
- 3 RIGID FRAME OR ENDWALL POST PER PEMB DRAWINGS
- 4 8" CONC. FILLED PIPE BOLLARD
- 5 STEEL STAIR
- 6 FIRE RISER PER SPRINKLER DRAWINGS
- 7 HOSE REEL PER MECHANICAL DRAWINGS
- 8 EMERGENCY EYEWASH/ SHOWER PER MECHANICAL DRAWINGS
- 9 HANDICAP ACCESSIBLE DRINKING FOUNTAIN PER PLUMBING DRAWINGS
- 10 METAL LOCKER PER SPECIFICATIONS, 6 TOTAL
- 11 PLASTIC LAMINATE COUNTER AND CABINETS PER SPECIFICATIONS AND INTERIOR ELEVATION
- 12 INTERIOR ACCESS LADDER FOR LOWER ROOF ACCESS
- 13 HANDICAP ACCESSIBLE LAVATORY PER PLUMBING DRAWINGS
- 14 HANDICAP ACCESSIBLE WATER CLOSET PER PLUMBING DRAWINGS
- 15 DISTRIBUTION BOARD PER ELECTRICAL DRAWINGS
- 16 TRANSFORMER PER ELECTRICAL DRAWINGS
- 17 ELECTRICAL PANELS PER ELECTRICAL DRAWINGS
- 18 TELEPHONE/ COMMUNICATIONS BOARD PER ELECTRICAL DRAWINGS
- 19 CONCRETE SWALE PER CIVIL DRAWINGS
- 20 CONCRETE WALKWAY PER SITE PLAN AND CIVIL DRAWINGS
- 21 HAZARDOUS WASTE LOCKER BY OWNER
- 22 8" HIGH CURB PER STRUCTURAL DRAWINGS
- 23 4" C.I. ROOFDRAIN AND 4" C.I. OVERFLOW
- 24 EXIT SIGN PER ELECTRICAL DRAWINGS AND GENERAL NOTE 11
- 25 SCORREBOARD PER FAIRBANKS AND ELECTRICAL DRAWINGS
- 26 SIGNAL LIGHT PER FAIRBANKS AND ELECTRICAL DRAWING LOCATE PER OWNER REQUIREMENTS

WALL TYPE LEGEND

- 001 METAL STUD PARTITION WALL
STUDS: 4"x25 GA. AT 16" O/C
SHEATING: 5/8" GYPSUM BOARD EACH SIDE
WALL HT: 9'-6" AT T-BAR, 9'-0" AT GYP. BRD. CEILING
- 002 METAL STUD PARTITION WALL
STUDS: 4"x25 GA. AT 16" O/C
SHEATING: 5/8" GYPSUM BOARD EACH SIDE
WALL HT: TO ROOF STRUCTURE
- 003 METAL STUD FURRING WALL
STUDS: 4"x25 GA. AT 16" O/C
SHEATING: 5/8" GYPSUM BOARD EACH SIDE
WALL HT: 9'-6"
- 004 METAL STUD PLUMBING WALL
STUDS: 4"x25 GA. AT 16" O/C STAGGERED
SHEATING: 5/8" GYPSUM BOARD EACH SIDE
WALL HT: TO ROOF STRUCTURE
- 005 METAL WALL PANEL
METAL WALL PANEL PER ELEVATIONS AND PEMB DRAWINGS
- 006 4-HOUR WALL
8" CMU WALL SOLID GROUT PER STRUCTURAL DRAWINGS
WALL HT: 32'-8"
- 007 CMU/METAL STUD WALL
8" CMU WALL TO 8'-0" A.F.F. WITH METAL WALL PANEL ABOVE
- 008 CONCRETE WALL
CONCRETE WALL PER STRUCTURAL DRAWING
- 009 1-HOUR WALL
8" CMU TO 8'-0" A.F.F. W/METAL FURRING
STUDS FULL HT: 4"x25 GA. AT 16" O/C
SHEATING: 5/8" TYPE "X" GYP. BD. EA, SIDE
WALL HT: M TO UNDERSIDE OF METAL ROOF
- 010 METAL STUD PARTITION WALL
STUDS: 4"x25 GA. AT 16" O/C
SHEATING: 5/8" GYPSUM BOARD EACH SIDE
WALL HT: TO UNDERSIDE OF ROOF STRUCTURE

WALL TYPE LEGEND NOTES
1. PROVIDE 5/8" WATER RESISTANT GYP. BD. AT LOCATIONS.

FLOOR PLAN NOTES

- 1. PROVIDE R-11 BATT INSULATION AT:
OFFICE 102-NORTH, WEST, SOUTH WALLS
OFFICE 103-NORTH AND SOUTH WALLS
BREAKROOM 104-NORTH AND SOUTH WALLS
MENS 105-ALL WALLS
WOMENS 106-ALL WALLS

NO.	REVISION	DATE	
		2-DATE	1-DATE

FLOOR PLAN
SHEET TITLE:
PROJECT TITLE:
EAST LOS ANGELES RECYCLING AND TRANSFER STATION
1512 N. BONNIE BEACH PLACE
EAST LOS ANGELES, CA. 90063

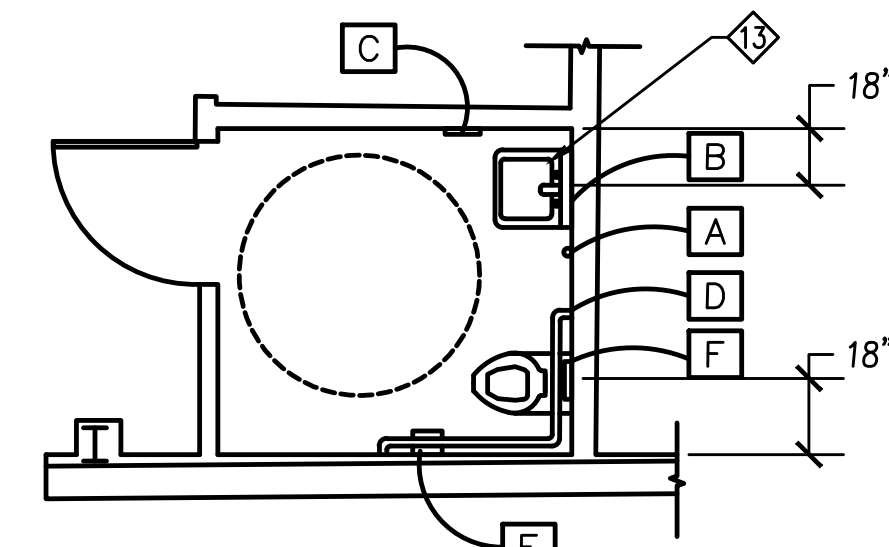
CLIENT:
CONSOLIDATED DISPOSAL SERVICES, LLC.
12949 TELEGRAPH ROAD
SANTA FE SPRING, CA. 90670

SCS ENGINEERS
ENVIRONMENTAL CONSULTANTS
3900 KILROY AVENUE, SUITE 100
LONG BEACH, CA 90806
PH. (562) 426-9544 FAX. (562) 427-0805
PROJ. NO. 01221049.00
DWN. BY: R.R. CHK. BY: R.H.
APP. BY: R.H.

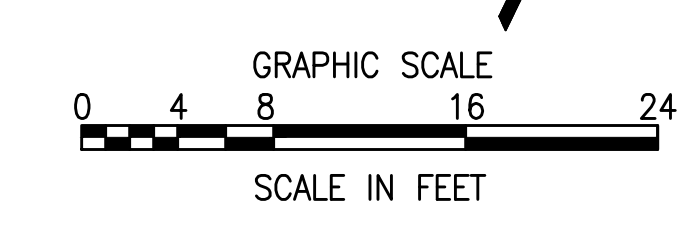
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DRAWING NO. **3**

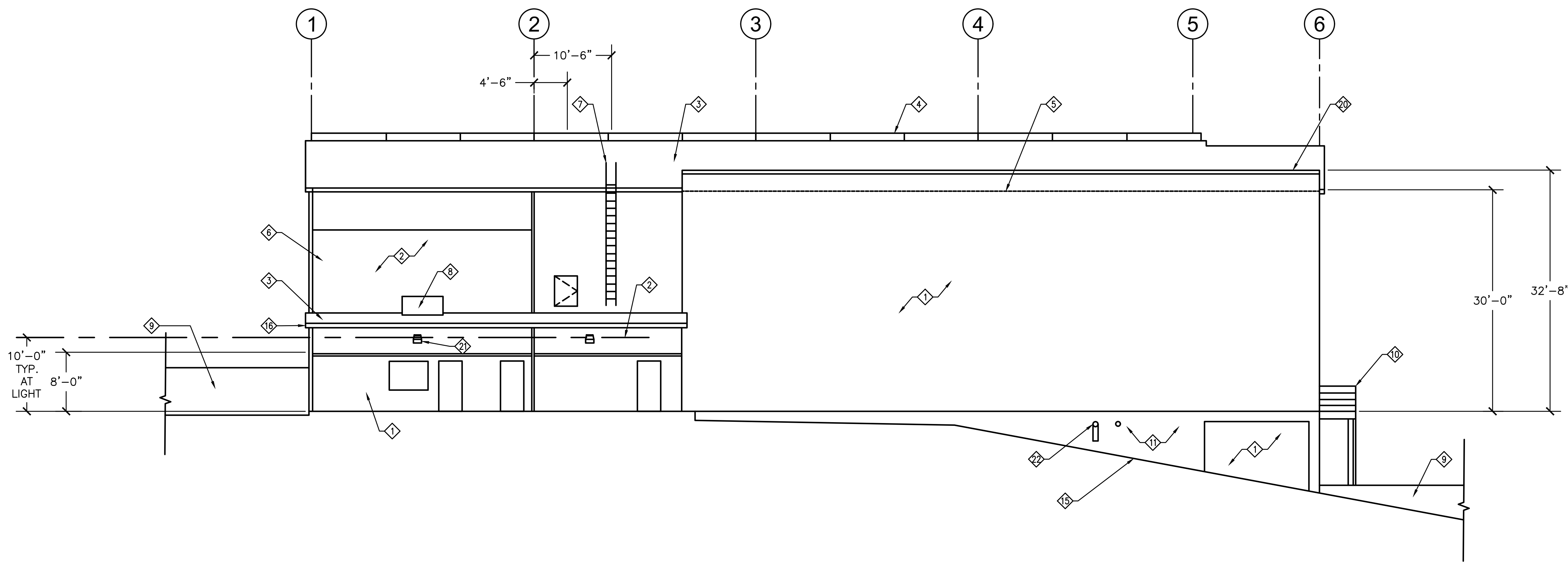
FIXTURE SCHEDULE

ITEM	MANUF.	CAT. NO.	REMARKS	NOTES
A LIQUID SOAP DISPENSER	BOBRICK	B-4112	WALL MOUNTED	
B MIRROR	BOBRICK	B-294 1624	WALL MOUNTED	
C PAPER TOWEL DISPENSER	BOBRICK	B-3900	SEMI RECESSED WALL MOUNTED	
D GRAB BARS	BOBRICK	B-6206	MOUNT	
E TOILET TISSUE DISPENSER-DOUBLE ROLL	BOBRICK	B-386	PARTITION MOUNTED	
F TOILET SEAT COVER DISPENSER	BOBRICK	B-221	SEMI RECESSED WALL MOUNTED	

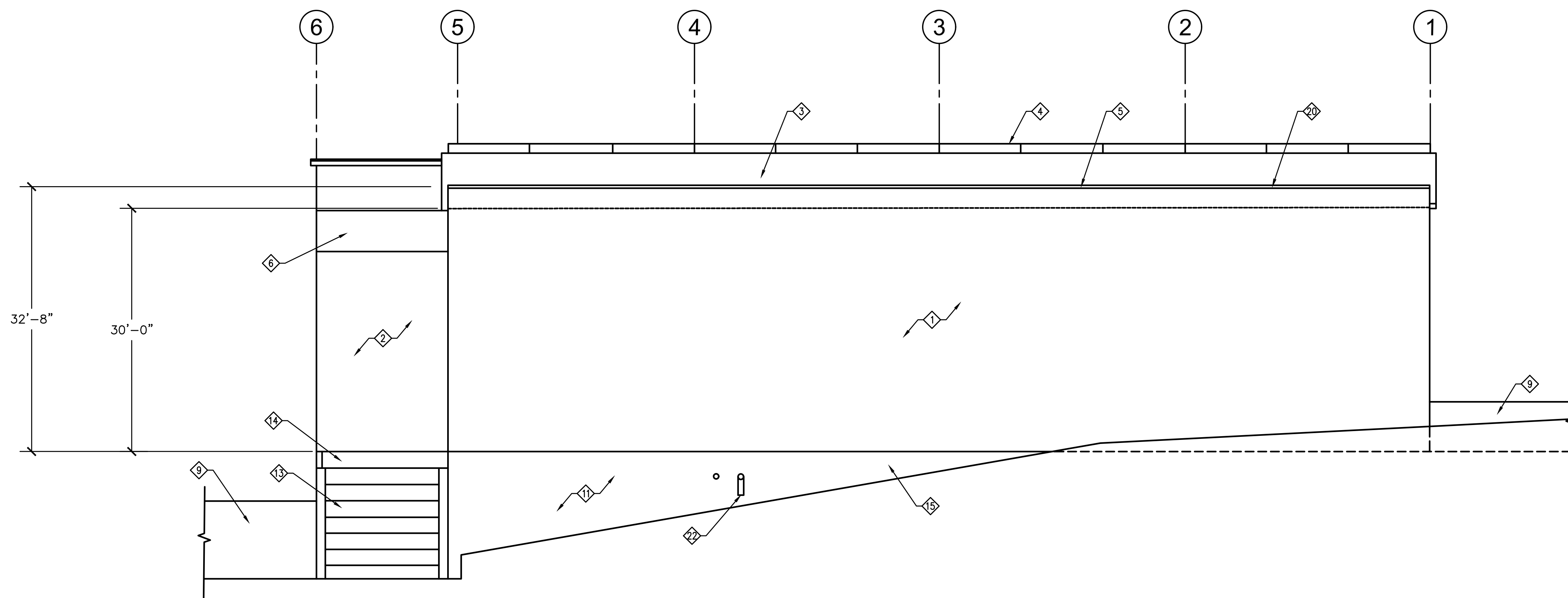


ENLARGED RESTROOM
1/4"=1'-0"





SOUTH ELEVATION



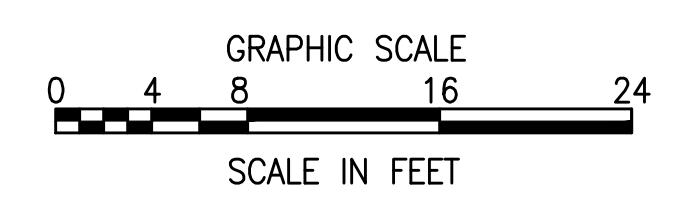
NORTH ELEVATION

KEYNOTES

- 1 CMU WALL PER STRUCTURAL DRAWINGS, SEE NOTE 1 BELOW
- 2 26 GA. METAL WALL PANEL PER PEMB. DRAWINGS. COLOR: LIGHT STONE
- 3 26 GA. METAL ROOF PANEL PER PEMB. DRAWINGS.
- 4 RIDGE VENT PER PEMB. DRAWINGS.
- 5 VALLEY GUTTER BEYOND PER ROOF PLAN AND PEMB. DRAWINGS
- 6 TRANSLUCENT WALL PANEL PER PEMB. DRAWINGS.
- 7 METAL ACCESS LADDER
- 8 MECHANICAL PACKAGE AIR UNIT PER MECHANICAL DRAWINGS. PROVIDE METAL SCREEN WALL PER PEMB DRAWINGS.
- 9 CMU SITE WALL PER CIVIL DRAWINGS.
- 10 EXTERIOR STEEL STAIR
- 11 CONCRETE WALL PER STRUCTURAL DRAWINGS.
- 12 LOADOUT PORT BEYOND.
- 13 ROLL-UP DOOR PER SCHEDULE, COLOR TO MATCH WALL PANEL
- 14 EXTERIOR MOUNTED DOOR CAN W/ENCLOSURE
- 15 CONC. SWALE AT BASE OF CMU WALL PER CIVIL DRAWINGS.
- 16 METAL GUTTER PER PEMB. DRAWINGS. COLOR: BAHAMA BLUE
- 17 METAL DOWNSPOUT PER PEMB DRAWINGS, COLOR TO MATCH WALL PANEL
- 18 METAL GABLE TRIM PER PEMB. DRAWINGS. COLOR: BAHAMA BLUE
- 19 PIPE BOLLARD
- 20 24 GA. CAP FLASHING, COLOR: BAHAMA BLUE
- 21 WALLPAK LIGHT PER ELECTRICAL DRAWING, HOUSING COLOR: WHIT
- 22 ROOF DRAIN AND OVERFLOW PER FLOOR

NOTES

1. ALL CONCRETE BLOCK TO BE GREY PRECISION BLOCK WITH PAINT FINISH PER SPECIFICATIONS. COLOR TO METAL WALL PANELS.
2. EXTERIOR STEEL STAIR TO BE GALV. AND PAINTED TO MATCH "BAHAMA BLUE" METAL BUILDING TRIM.
3. EXTERIOR ROOF ACCESS LADDER TO BE GALV. AND PAINTED TO MATCH :BAHAMA BLUE: METAL BUILDING TRIM.
4. ALL EXTERIOR MANDOORS AND FRAMES TO BE PAINTED "BAHAMA BLUE".
5. EXTERIOR WINDOW FRAMES TO BE PAINTED "BAHAMA BLUE".



NO.	DATE		REVISION
	1-DATE	2-DATE	

SHEET TITLE: SOUTH AND NORTH ELEVATIONS
 PROJECT TITLE: EAST LOS ANGELES RECYCLING AND TRANSFER STATION
 1512 N. BONNIE BEACH PLACE
 EAST LOS ANGELES, CA. 90063

CLIENT: CONSOLIDATED DISPOSAL SERVICES, LLC.
 12949 TELEGRAPH ROAD
 SANTA FE SPRING, CA. 90670

SCS ENGINEERS ENVIRONMENTAL CONSULTANTS
 3900 KILROY AIRPORT WAY, SUITE 100
 LONG BEACH, CA 90806
 PH. (562) 426-9544 FAX. (562) 427-0805
 PROJ. NO. 01221049.00
 DSN. BY: R.R. CHK. BY: R.H.
 ACAD. FILE: N/PROJECTS
 APP. BY: R.H.

DATE: 05-05-21
 SCALE: 1/8"=1'-0"
 DRAWING NO. 4

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KEYNOTES

- 1. CMU WALL PER STRUCTURAL DRAWINGS, SEE NOTE 1 BELOW
- 2. 26 GA. METAL WALL PANEL PER PEMB. DRAWINGS. COLOR: LIGHT STONE
- 3. 26 GA. METAL ROOF PANEL PER PEMB. DRAWINGS.
- 4. RIDGE VENT PER PEMB. DRAWINGS.
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- 18. METAL GABLE TRIM PER PEMB. DRAWINGS. COLOR: BAHAMA BLUE
- 19. PIPE BOLLARD
- 20. 24 GA. CAP FLASHING, COLOR: BAHAMA BLUE
- 21. WALLPAK LIGHT PER ELECTRICAL DRAWING, HOUSING COLOR: WHITE
- 22. ROOF DRAIN AND OVERFLOW PER FLOOR

NO.	REVISION	DATE	
		1-DATE	2-DATE

SHEET TITLE: **EAST AND WEST ELEVATIONS**

PROJECT TITLE: **EAST LOS ANGELES RECYCLING AND TRANSFER STATION
1512 N. BONNIE BEACH PLACE
EAST LOS ANGELES, CA. 90063**

CLIENT: **CONSOLIDATED DISPOSAL SERVICES, LLC.
12949 TELEGRAPH ROAD
SANTA FE SPRING, CA. 90670**

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PROJ. NO. **01221049.00** ACAD. FILE: **N/PROJECTS**

DSN. BY: **RR.** APP. BY: **RR.**

DWN. BY: **RR.** CHK. BY: **RR.**

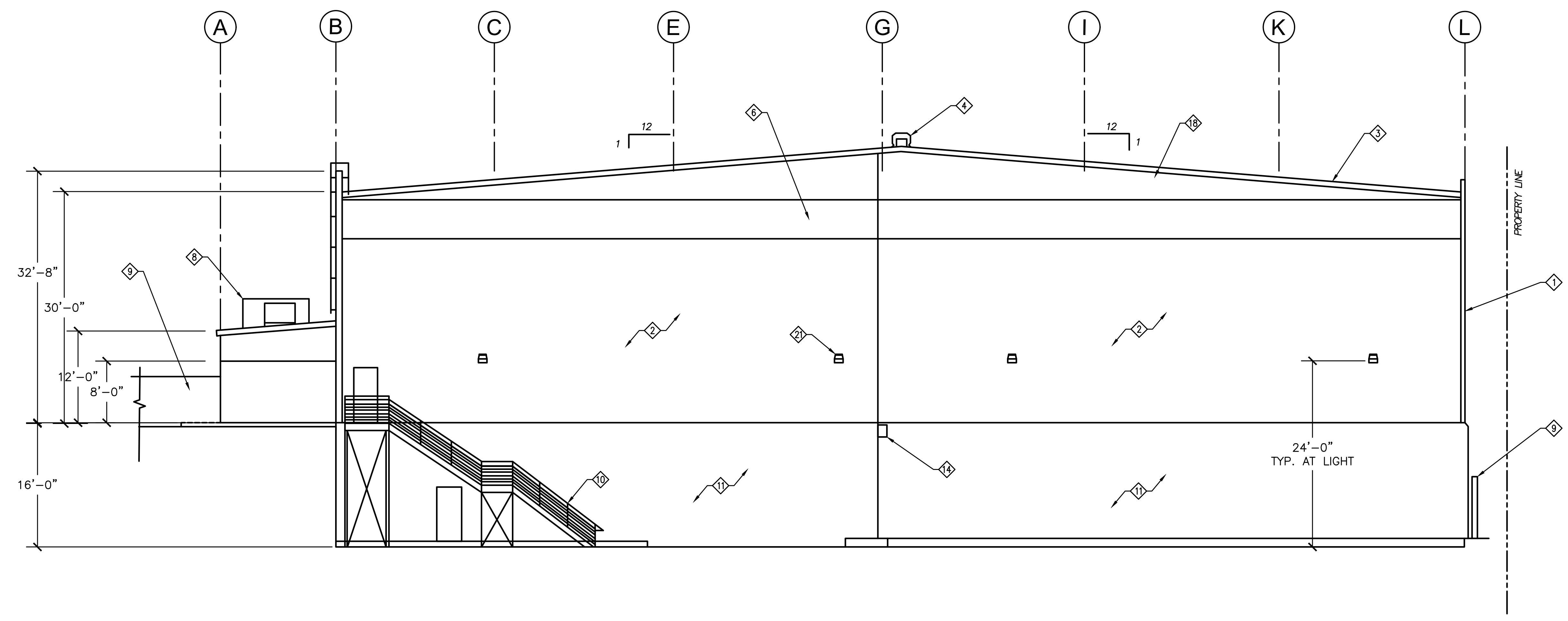
DATE: **05-05-21**

SCALE: **1/8"=1'-0"**

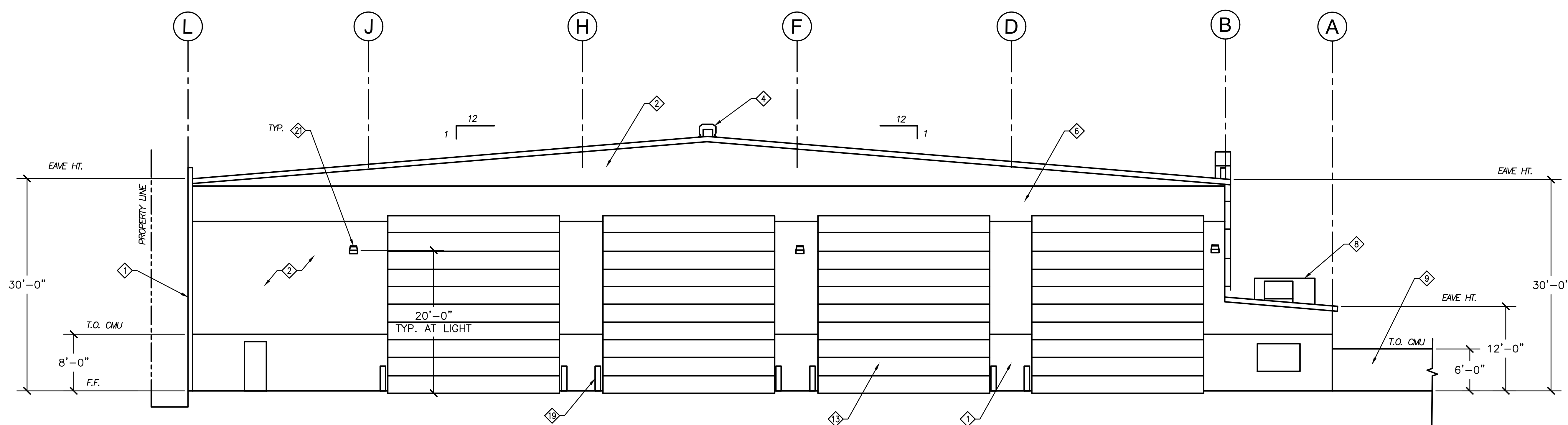
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NOTES

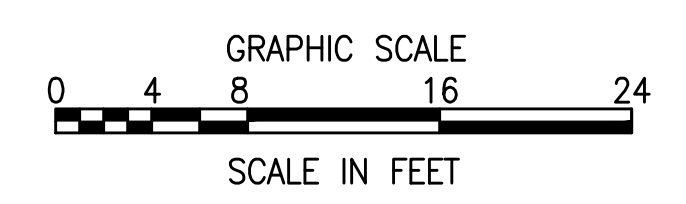
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5. EXTERIOR WINDOW FRAMES TO BE PAINTED "BAHAMA BLUE".



EAST ELEVATION



WEST ELEVATION



PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: February 15, 2024
PROJECT NUMBER: PRJ2021-001849
PERMIT NUMBER(S): CUP RPPL2021004983
SUPERVISORIAL DISTRICT: 1
PROJECT LOCATION: 1512 N Bonnie Beach Place, Los Angeles
OWNER: Consolidated Services
APPLICANT: Republic Services
CASE PLANNER: Elsa M. Rodriguez, Principal Planner
erodriguez@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that a Statutory Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies as a Statutory Exemption under State CEQA Guidelines Section 15270 (Projects Which Are Disapproved) because the Project is recommended for denial.

SHAPING
TOMORROW

Equity Indicators Report

GEOGRAPHY

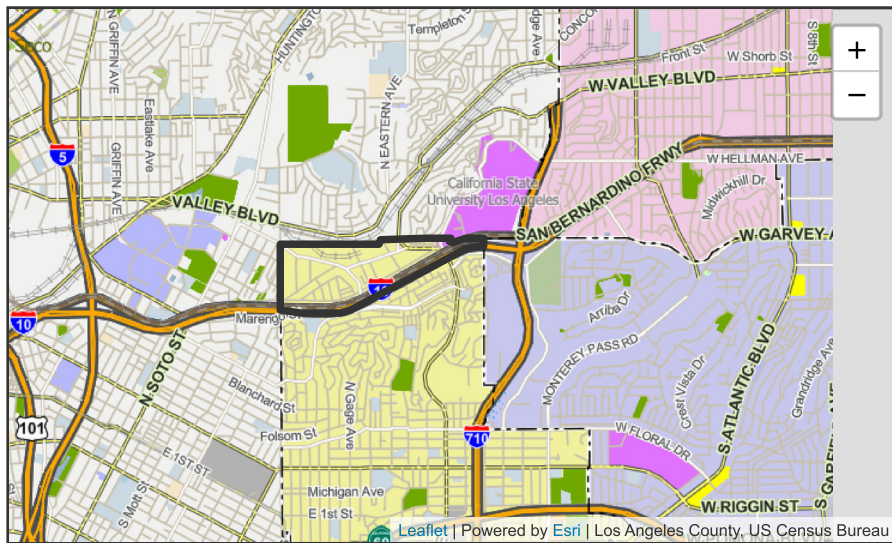


Census Block Group: 5307001

Census Tract: 5307

Community Name: Unincorporated - East Los Angeles

Supervisorial District: District 1



Note: Data are at either the Census Block Group or Census Tract level as noted.

View [Data Sources](#) | Go to the [Equity Mapping Tool](#)

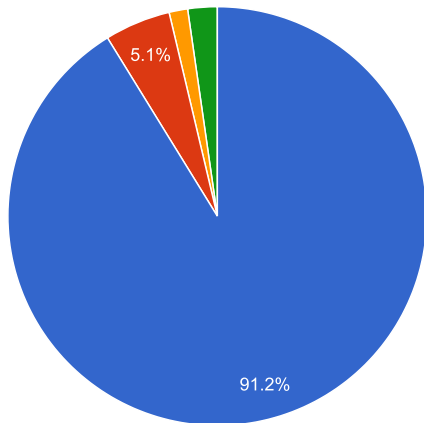
POPULATION (Block Group)



2021 COUNTY MEDIAN

Total Population:	2,024	n/a
Percent of Population under 18:	12.1%	10.6%
Percent of Population over 65:	11.4%	13.0%
Percent of Population - People of Color:	94.9%	81.4%

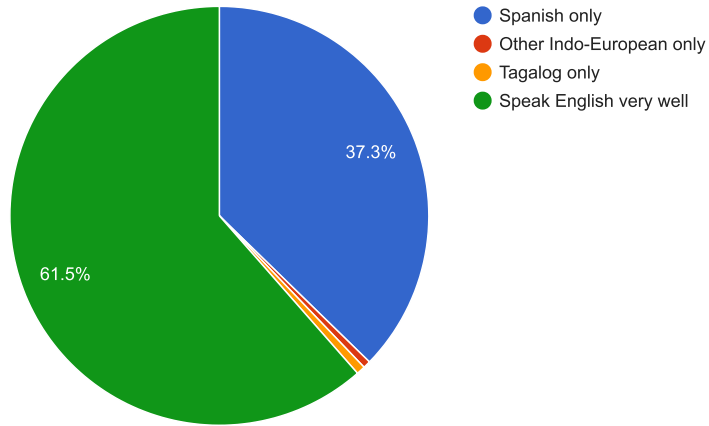
Race/Ethnicity - 2021



- Hispanic or Latino
- White
- Asian
- Other Race

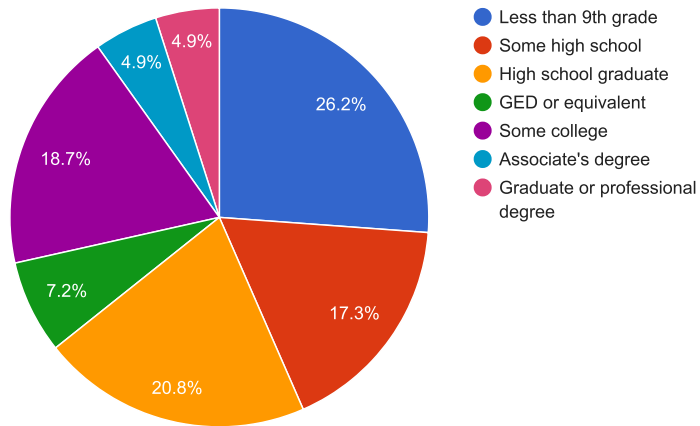
Race	Number of People	Percent of Total
Hispanic or Latino	1,846	91.2%
White	103	5.1%
Asian	29	1.4%
Other Race	46	2.3%

Linguistic Isolation - Most Common Language Besides English (Census Tract, Population over 5)



Language	Number of People	Percent of Total
Spanish only	714	37.3%
Other Indo-European only	11	0.6%
Tagalog only	13	0.7%
Speak English very well	1,177	61.5%

Educational Attainment (Population over 25)



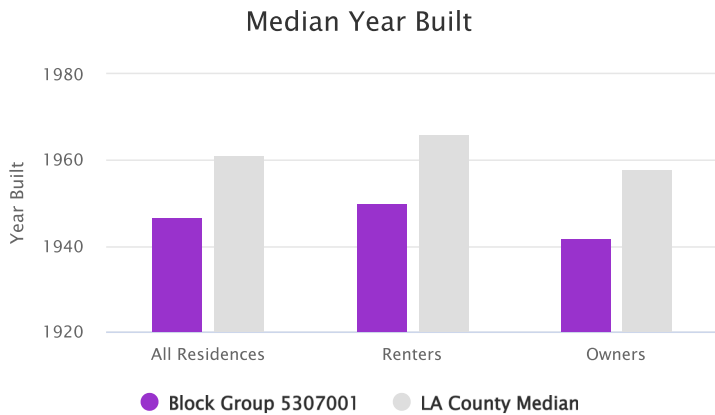
Highest Educational Level	Number of People	Percent of Total
Less than 9th grade	345	23.2%
Some high school	228	15.3%
High school graduate	275	18.5%
GED or equivalent	95	6.4%
Some college	246	16.6%
Associate's degree	65	4.4%
Graduate or professional degree	65	4.4%

HOUSEHOLDS (Block Group)



	2021	COUNTY MEDIAN
Median Household Income:	\$73,750	\$78,315
Housing Burdened Households:	39.7%	46.1%
Renter Households:	54.6%	49.4%
Overcrowding:	18.6%	7.6%
Without a Vehicle:	8.0%	4.8%
No Internet Access:	20.3%	6.5%

Median Residential Building Ages



Tenure	Median Year Built	Median Building Age	County Median Year Built	County Median Building Age
All Residences	1947	76 yrs	1961	62 yrs
Renters	1950	73 yrs	1966	57 yrs
Owners	1942	81 yrs	1958	65 yrs

Age Ranges for Residential Buildings



HOMELESS (Census Tract)



Unsheltered: 31

Sheltered: 0

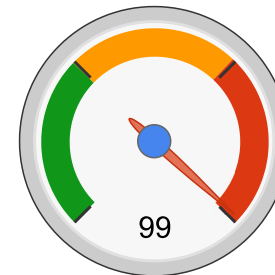
Los Angeles Homeless Services Authority (LAHSA) [Homeless Count](#), 2022.

POLLUTION BURDEN (Census Tract)



Pollution Burden Percentile: **99%**

Overall CalEnviroScreen Percentile: **98%**



The pollution burden percentile is a composite indicator based on a set of exposure and environmental effect variables as defined by OEHHA in [CalEnviroScreen v4](#). The percentiles range from 0% - 100% and represent the least pollution-burdened to most pollution-burdened census tracts in the state.

Please visit the [Green Zones Program \(EJSM\)](#) for more information on work by the Department of Regional Planning to enhance public health and land use compatibility in the unincorporated communities that bear a disproportionate pollution burden.

PARKS AND OPEN SPACE



PNA Study Area: Unincorporated East Los Angeles - Northwest

Park Need: Very High

PNA Priority Areas: ONE Indicator of Regional Recreation Need
Priority Area for Environmental Restoration

In High Quality Transit Area?: Yes

Walkability Score: 13.5 (Above Average Walkable)

For more information about the Parks Needs Assessment (PNA) and Parks Needs Assessment Plus (PNA+), please see the [project website](#). PNA Priority Areas are those that overlap the Block Group.

View more information about the [SCAG High Quality Transit Areas \(HOTA\) 2045](#).

View more information about the the EPA [National Walkability Index](#).

ADDITIONAL INDICATORS



Unemployment Rate: 7.3% (Block Group)

School Quality: Below Average (Census Tract)

High Segregation and Poverty: Yes (Census Tract)

School Quality and High Segregation and Poverty data from the California Tax Credit Allocation Committee (CTAC) [Opportunity Area Maps](#).